

Chapter 3 - MUNICIPAL GROWTH ELEMENT

Vision

Plan for the population and physical growth of the City of Aberdeen through the year 2030 by identifying the City's future boundaries and the public facilities needed to accommodate future businesses and residents.

Anticipated Future Growth Areas Outside of the Corporate Limits

This Plan incorporates an approach to urban planning which emphasizes the critical importance of (1) conserving the City's resources, (2) incorporating the State of Maryland's Smart Growth principles, and (3) implementing requirements of Article 66B and House Bill 1141, those being the inclusion of the Land Use Element, Municipal Growth Element, Community Facilities Element, and Water Resources Element.

The Plan represents the vision for the City of Aberdeen in an orderly and desirable growth pattern. Changes to the Plan may be initiated by private application or through the normal process of updating the Plan by the City every 6 years.

This Plan and related growth management strategies translate into a sequenced allocation of land uses that will achieve the State of Maryland's goal for Smart Growth. The objective of the Plan is to provide the City with a framework for deciding on both the appropriateness and timeliness of private development proposals within the context of the adopted goals, objectives, and policies for growth.

Chapter 2 - Land Use Element contains goals, objectives, and policies relating to the discussion in this element of future growth projections and capacities. The City has planned for growth with a boundary that extends approximately one mile around the corporate limits and is divided into 17 Planning Areas, including land available for infill within the corporate boundaries (referred to as Planning Area 16), and Aberdeen Proving Ground (referred to as Planning Area 17). Each Planning Area is comprised of an area of land that features a unique set of interrelated physical, topographic, and cultural characteristics that gives the area its special identity. The Plan encapsulates the long-range vision for development within each Planning Area.

In the process of updating the Plan, the following narratives were prepared that summarize the planning analysis for each of the 17 Planning Areas. These narratives identify key area characteristics, including (a) boundary delineations and land area, (b) existing land use and zoning, (c) topography and natural features, and (d) cultural and historical aspects, if applicable. As related to the planning process, these factors and their interrelationships have a direct bearing upon the process of structuring the optimal future land use for any given area. For example, key topographic features, such as major ridges or drainage swales, will suggest some land use patterns and discourage others. Similarly, existing highways and railroads constitute established man-made systems that must be considered in making future land use recommendations.

Recommended land uses are provided on a planning area-by-planning area basis. In some instances, certain planning areas are not being considered for growth at this time due to the lack of public infrastructure and/or environmental constraints. We consider these Planning Areas important to the City's future growth and have retained the existing future land use recommendation in each as described. In some cases, more than one land use designation is allocated to a given planning area to effectively describe land uses and growth management objectives.

Table 3-1, Planning Areas, reflects the overall acreage and equivalent number of dwelling units based on Smart Growth-Priority Funding requirements and Aberdeen's Future Land Use Recommendations. The proposed total does not take into consideration net developable acreage, sensitive areas, public rights-of-way, or open space. The proposed equivalent dwelling units (EDUs) based on available water and wastewater capacities are reflected in Chapter 10 – Water Resource Element.

For the purpose of this Plan, the City is planning for future growth in Planning Areas 1,4,5,6,7,8,9,10,11,13, and 16. These Future Growth areas are depicted on Map 3-3 and further discussion of each area is following.

In looking at a one-mile radius around the City limits the City recognizes that Planning Areas 2,3,12,14,15, and 17 are not necessarily adapted for immediate growth but are in close enough proximity to be considered in this plan.

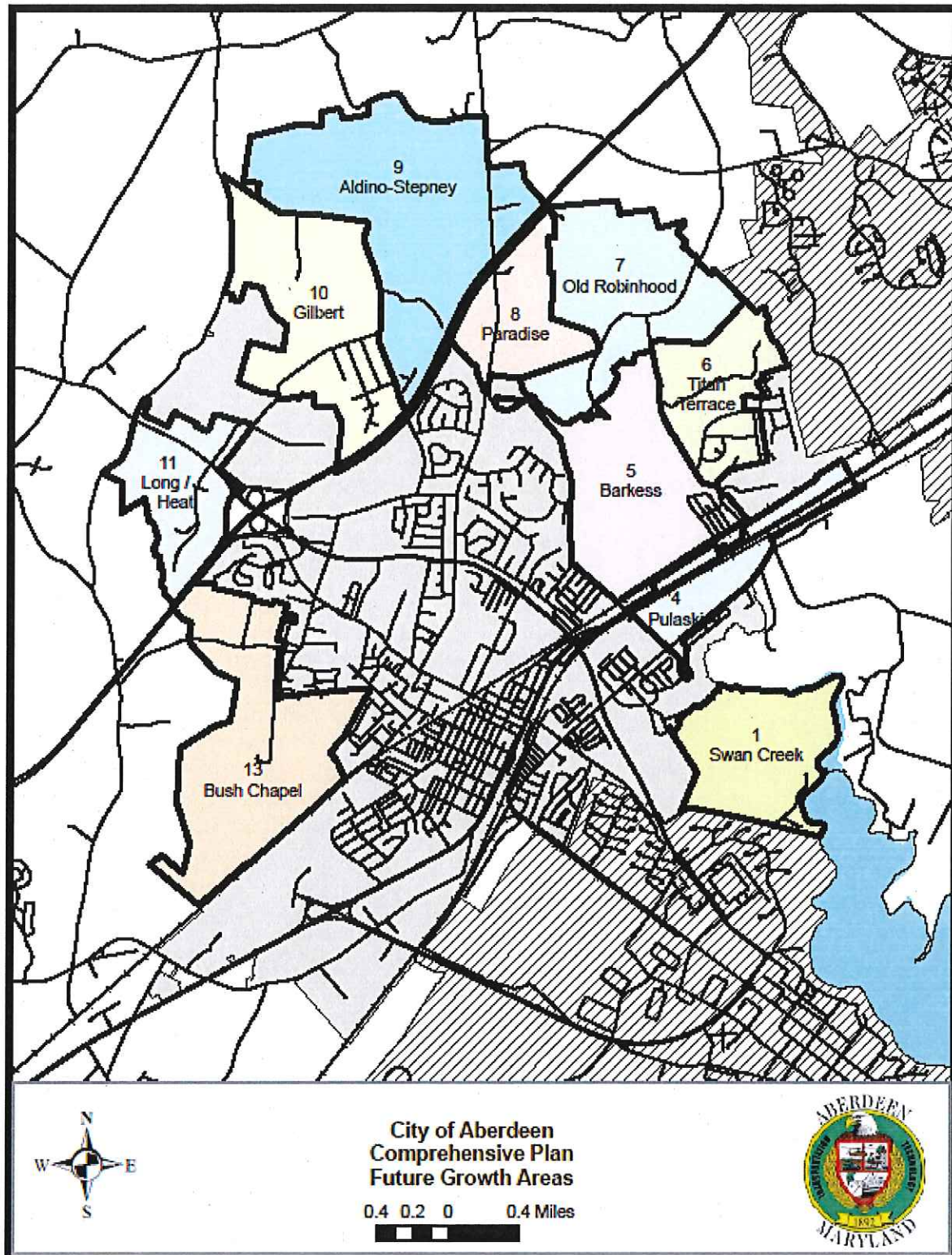
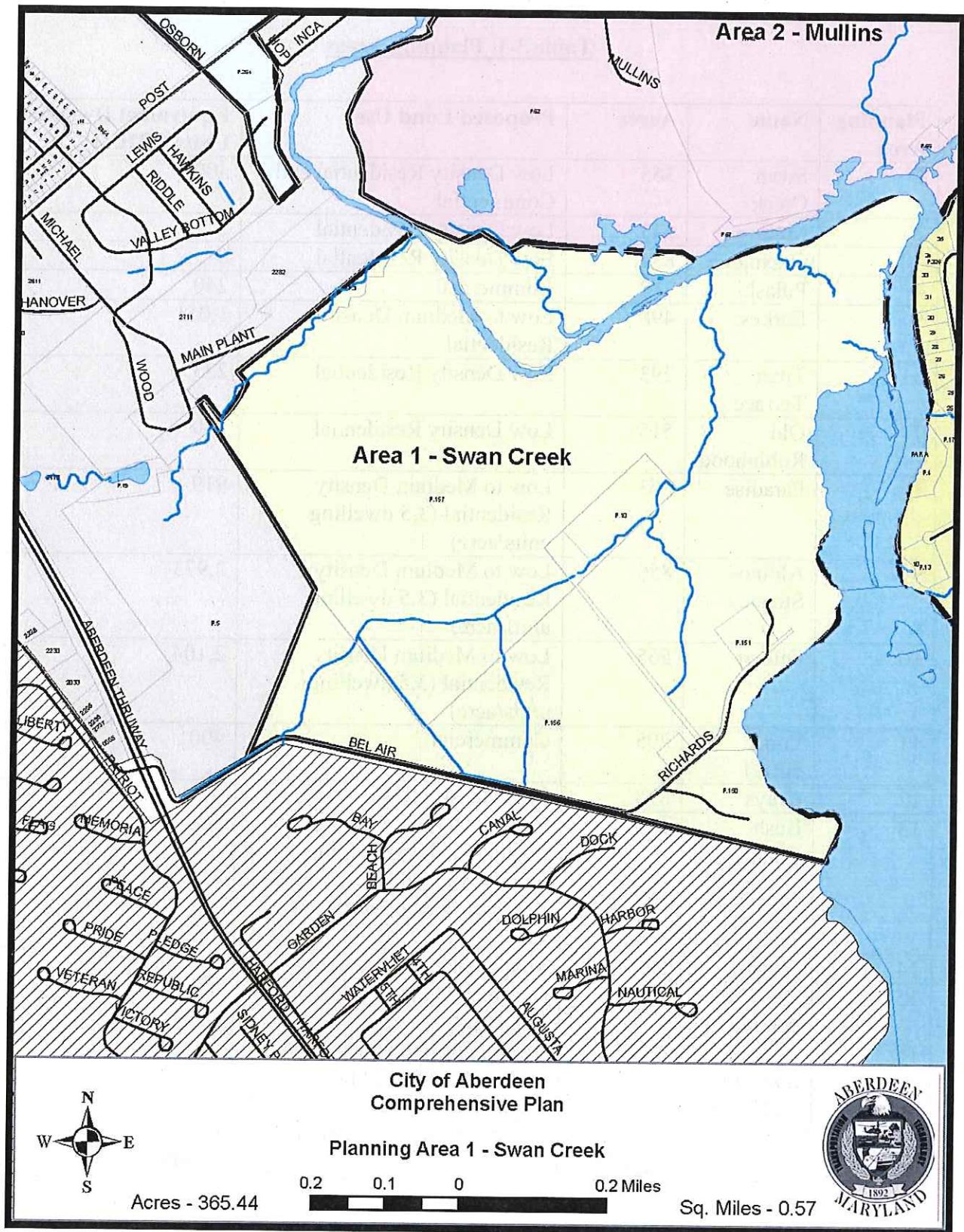


Table 3-1 Planning Areas

Planning Area	Name	Acres	Proposed Land Use	Equivalent Dwelling Units (EDUs)
1	Swan Creek	365	Low Density Residential and Commercial	300
2	Mullins	443	Low Density Residential	0
3	Oakington	884	Low Density Residential	0
4	Pulaski	218	Commercial	240
5	Barkess	498	Low to Medium Density Residential	1,011
6	Titan Terrace	293	Low Density Residential	223
7	Old Robinhood	515	Low Density Residential	300
8	Paradise	263	Low to Medium Density Residential (3.5 dwelling units/acre)	919
9	Aldino-Stepney	850	Low to Medium Density Residential (3.5 dwelling units/acre)	2,973
10	Gilbert	565	Low to Medium Density Residential (3.5 dwelling units/acre)	2,104
11	Long/HEAT	295	Commercial	400
12	Grays	838	Low Density Residential	0
13	Bush Chapel	649	Low to Medium Density Residential (3.5 dwelling units/acre) and Office, Research, and Educational Uses	300
14	Stepney	553	Low Density Residential	0
15	Old Philadelphia	1,054	Commercial and Light Industrial	0
16	Aberdeen (existing and infill)	4,144	Within corporate limits and areas served by public wastewater	11,230
17	APG	72,518	Current Army Installation	0
TOTAL		84,945		20,000



PLANNING AREA 1: SWAN CREEK**Description of Planning Area:**

Planning Area 1, Swan Creek, contains approximately 365 acres (0.57 square miles) and is located east of the City. The boundary begins at the borders of Aberdeen Proving Ground and North Gate Business Park and southeast of the City's Wastewater Treatment Facilities and Maintenance Department and meets at a point of the southwestern border of Planning Area 2, Mullins.

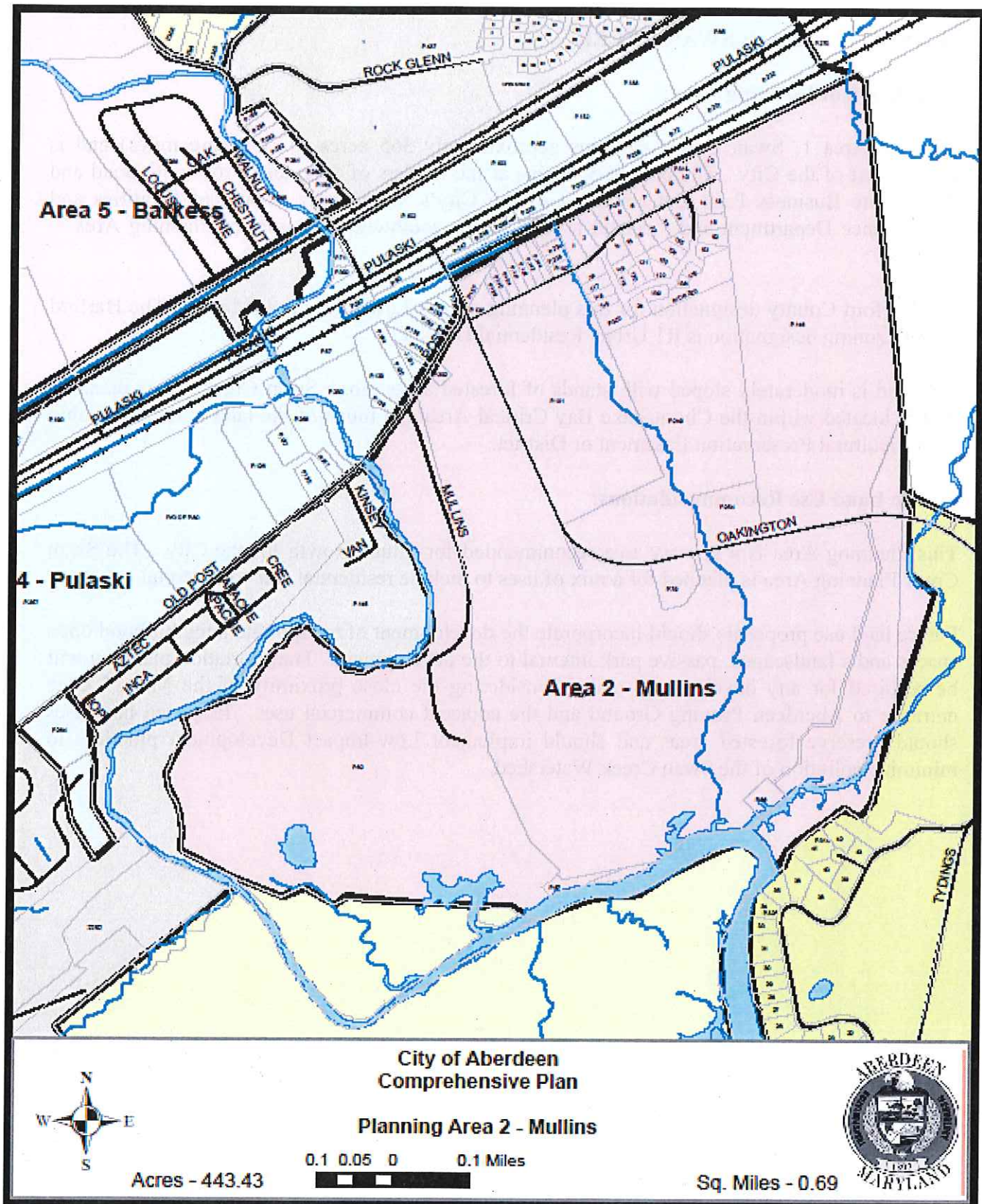
The Harford County designation for this planning area is Low Intensity land use. The Harford County zoning designation is R1 Urban Residential District.

The land is moderately sloped with stands of forested areas along Swan Creek. This planning area is located within the Chesapeake Bay Critical Area and much of the land is located within an Agricultural Preservation Easement or District.

Future Land Use Recommendations:

This Planning Area is a priority area recommended for future growth for the City. The Swan Creek Planning Area is planned for a mix of uses to include residential and commercial.

Future land use proposals should incorporate the development of appropriate neighborhood open spaces and a landscaped, passive park internal to the development. Transportation planning will be required for any development plans, considering the close proximity of the MD 22 Gate entrance to Aberdeen Proving Ground and the adjacent commercial uses. Proposed land uses should preserve forested areas and should implement Low-Impact Development practices to minimize pollution of the Swan Creek Watershed.



PLANNING AREA 2: MULLINS

Description of Planning Area:

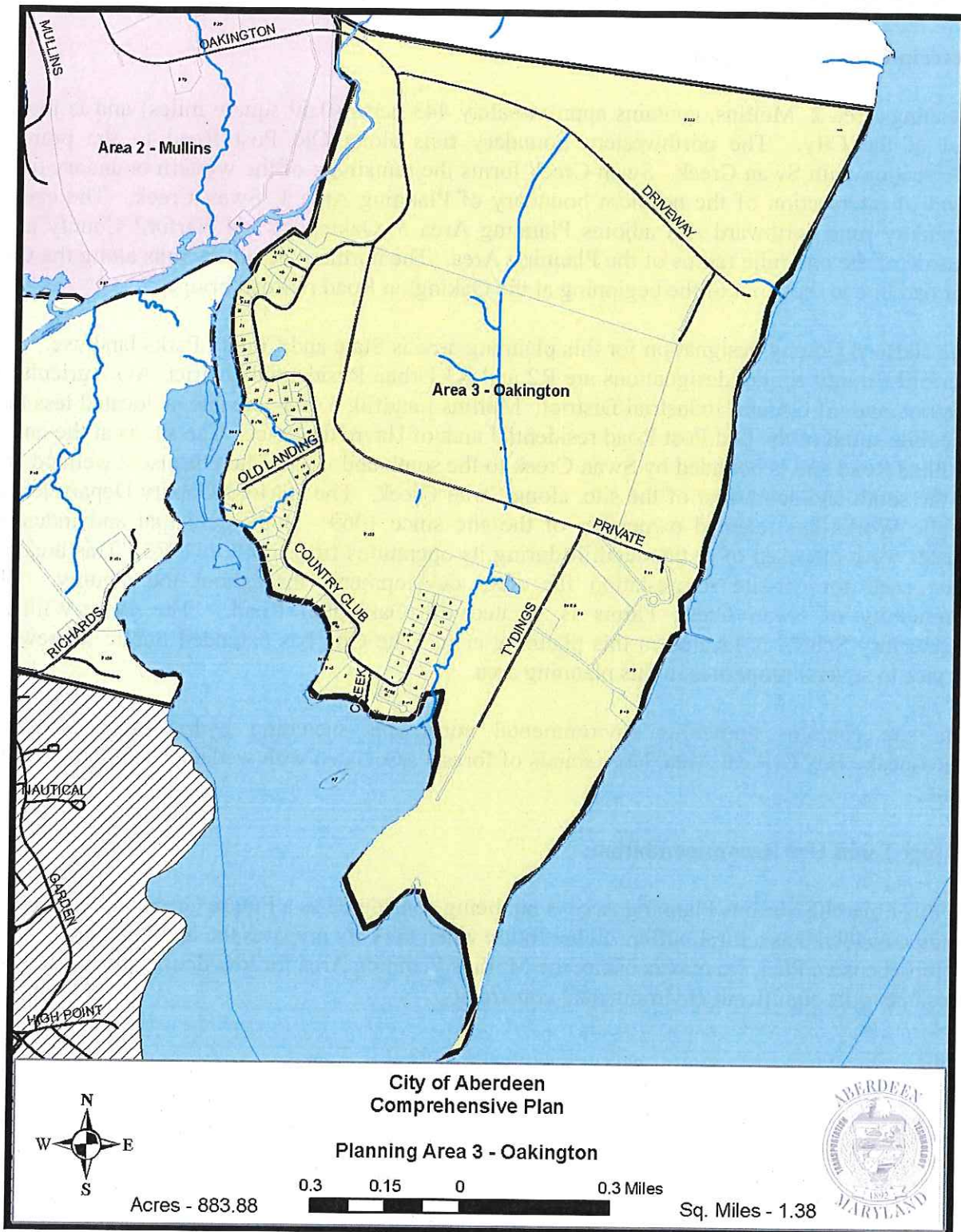
Planning Area 2, Mullins, contains approximately 443 acres (0.69 square miles) and is located east of the City. The northwestern boundary runs along Old Post Road to the point of intersection with Swan Creek. Swan Creek forms the remainder of the western boundary to the point of intersection of the northern boundary of Planning Area 1, Swan Creek. The eastern boundary runs northward and adjoins Planning Area 3, Oakington and Harford County areas outside of the one-mile radius of the Planning Area. The northern boundary runs along the CSX railroad line to the point of the beginning at the Oakington Road railroad bridge.

The Harford County designation for this planning area is State and County Parks land use. The Harford County zoning designations are R2 and R3 Urban Residential District, AG Agricultural District, and GI General Industrial District. Mullins Landfill, a 106-acre site, is located less than one mile south of the Old Post Road residential area of Havre de Grace. The site is at the end of Mullins Road and is bounded by Swan Creek to the south and west. There is also a wetland area to the south and southwest of the site, along Swan Creek. The Harford County Department of Public Works has retained ownership of the site since 1969. Both municipal and industrial wastes were disposed of at this landfill during its operations from 1969 to 1976. This area has been used for off-site reforestation for other developments throughout the County. The community of Swan Creek Farms is located off Oakington Road. The Roye-Williams Elementary School is located in this planning area. The City has extended public wastewater service to several properties in this planning area.

The site contains numerous environmental constraints including hydric soils, wetlands, Chesapeake Bay Critical Area, large stands of forests associated with wetlands, and a high water table.

Future Land Use Recommendation:

At this time, the Mullins Planning Area is not being considered as a Future Growth Area, but is being considered as a rural buffer. In the future when the City prepares the update to the Comprehensive Plan, we may consider the Mullins Planning Area for low-density residential uses due to its significant environmental constraints.



PLANNING AREA 3: OAKINGTON

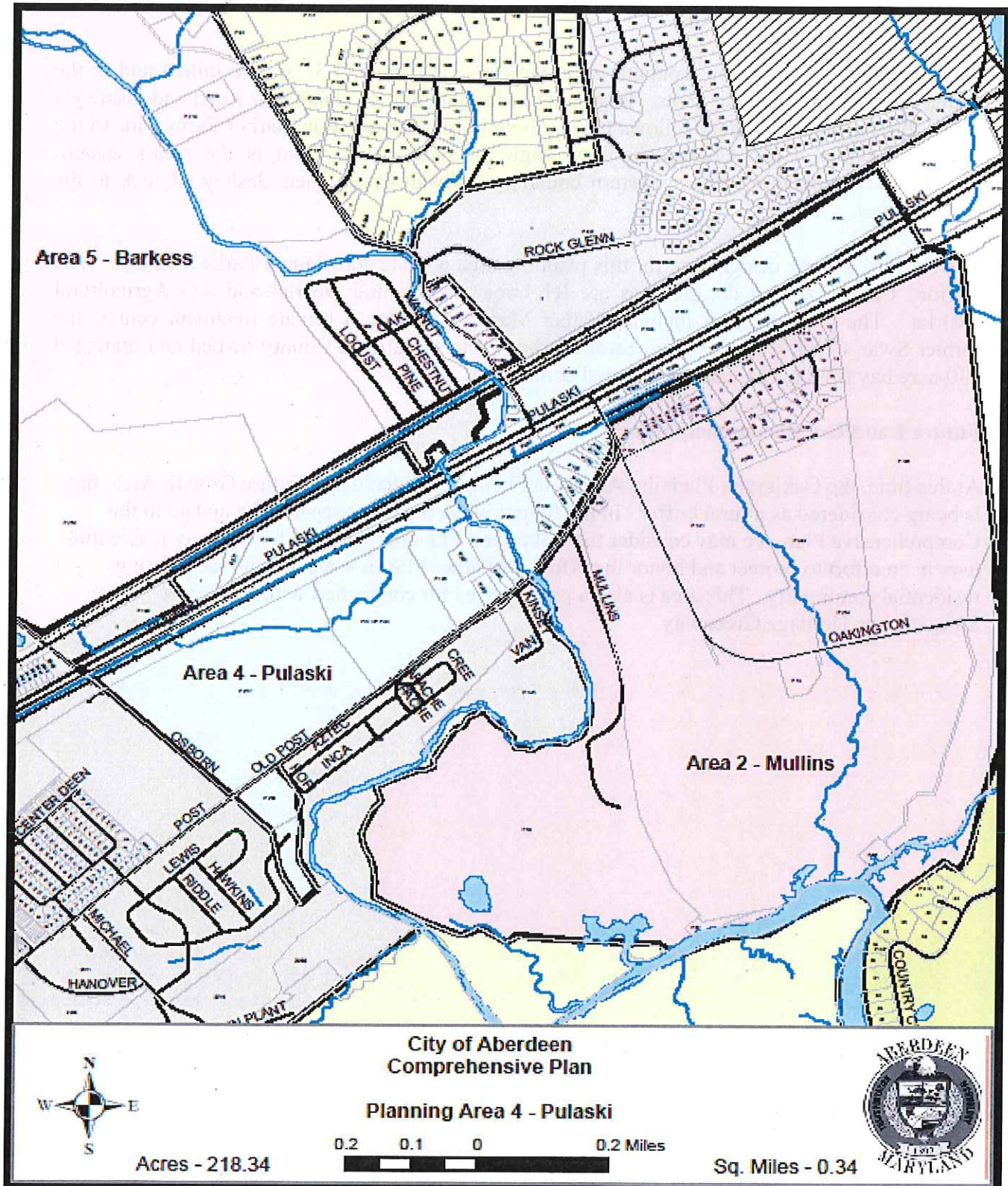
Description of Planning Area:

Planning Area 3, Oakington, contains approximately 884 acres (1.38 square miles) and is the easternmost of the planning areas. Beginning at the junction of Oakington Road and Gashey's Creek, the northern boundary follows the southern borderline of Swan Harbor Farm Park to the Chesapeake Bay. The Chesapeake Bay south to Swan Creek Point is the area's eastern boundary. The planning area's western boundary is Swan Creek, then Gashey's Creek to the starting point.

The Harford County designation for this planning area is State and County Parks land use. The Harford County zoning designations are R1 Urban Residential District and AG Agricultural District. The planning area includes Father Martin's Ashley, a private treatment center, the former Swan Creek Country Club, Swan Harbor Farm (a Harford County owned and managed 530-acre bay front park), and a residential community.

Future Land Use Recommendation:

At this time, the Oakington Planning Area is not being considered as a Future Growth Area, but is being considered as a rural buffer. In the future, when the City prepares the update to the Comprehensive Plan, we may consider the Oakington Planning Area for low-density residential uses in an effort to protect and honor the efforts of Father Martin's Ashley and the existing residential community. This area is also a priority area for connection with the Lower Susquehanna Heritage Greenway.



PLANNING AREA 4: PULASKI

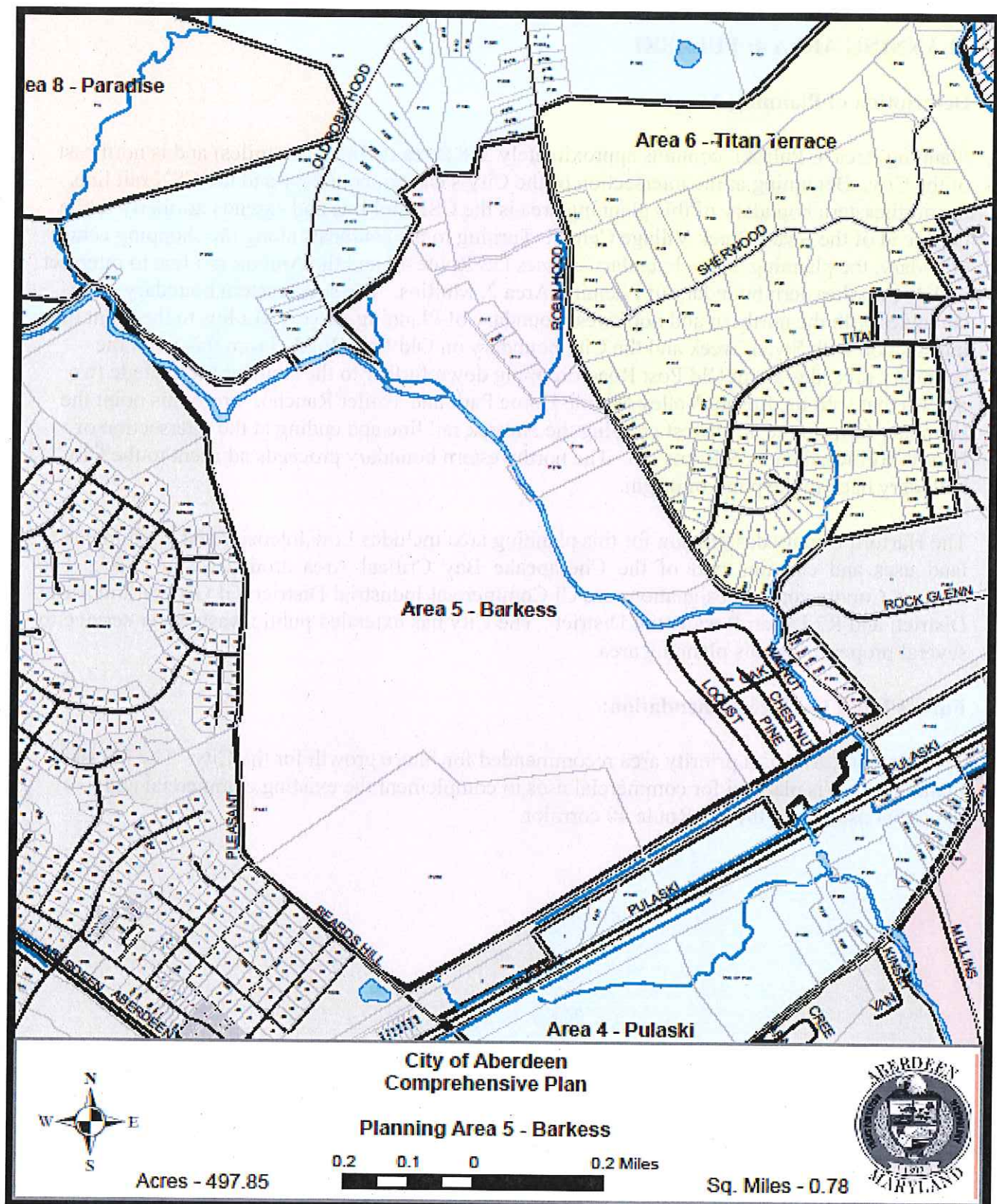
Description of Planning Area:

Planning Area 4, Pulaski, contains approximately 218 acres (0.34 square miles) and is northeast of the City. Beginning at the intersection of the City's eastern boundary and the CSX rail line, the northeastern boundary of this planning area is the CSX rail line and extends northerly to the north end of the Swan Creek Village Center. Turning to the southeast along the shopping center boundary, the planning area's boundary crosses US Route 40 and the Amtrak rail line to intersect with the northeastern boundary of Planning Area 2, Mullins. The southeastern boundary coincides with the northern and northwest boundary of Planning Area 2, Mullins to the point of intersection with Swan Creek and the City boundary on Old Post Road. From this point the boundary precedes along Old Post Road dropping down further to the southeast to include two parcels that split the Spring Valley Mobile Home Park and Trailer Rancho. From this point the boundary turns to the northwest crossing the Amtrak rail line and ending at the intersection of Beards Hill Road and US Route 40. The northwestern boundary proceeds adjacent to the City boundary back to the point of origin.

The Harford County designation for this planning area includes Low Intensity and High Intensity land uses and contains part of the Chesapeake Bay Critical Area around Swan Creek. The Harford County zoning designations are CI Commercial Industrial District, GI General Industrial District, and R2 Urban Residential District. The City has extended public wastewater service to several properties in this planning area.

Future Land Use Recommendation:

This Planning Area is a priority area recommended for future growth for the City. The Pulaski Planning Area is planned for commercial uses to complement the existing commercial and industrial uses along the US Route 40 corridor.



PLANNING AREA 5: BARKESS

Description of Planning Area:

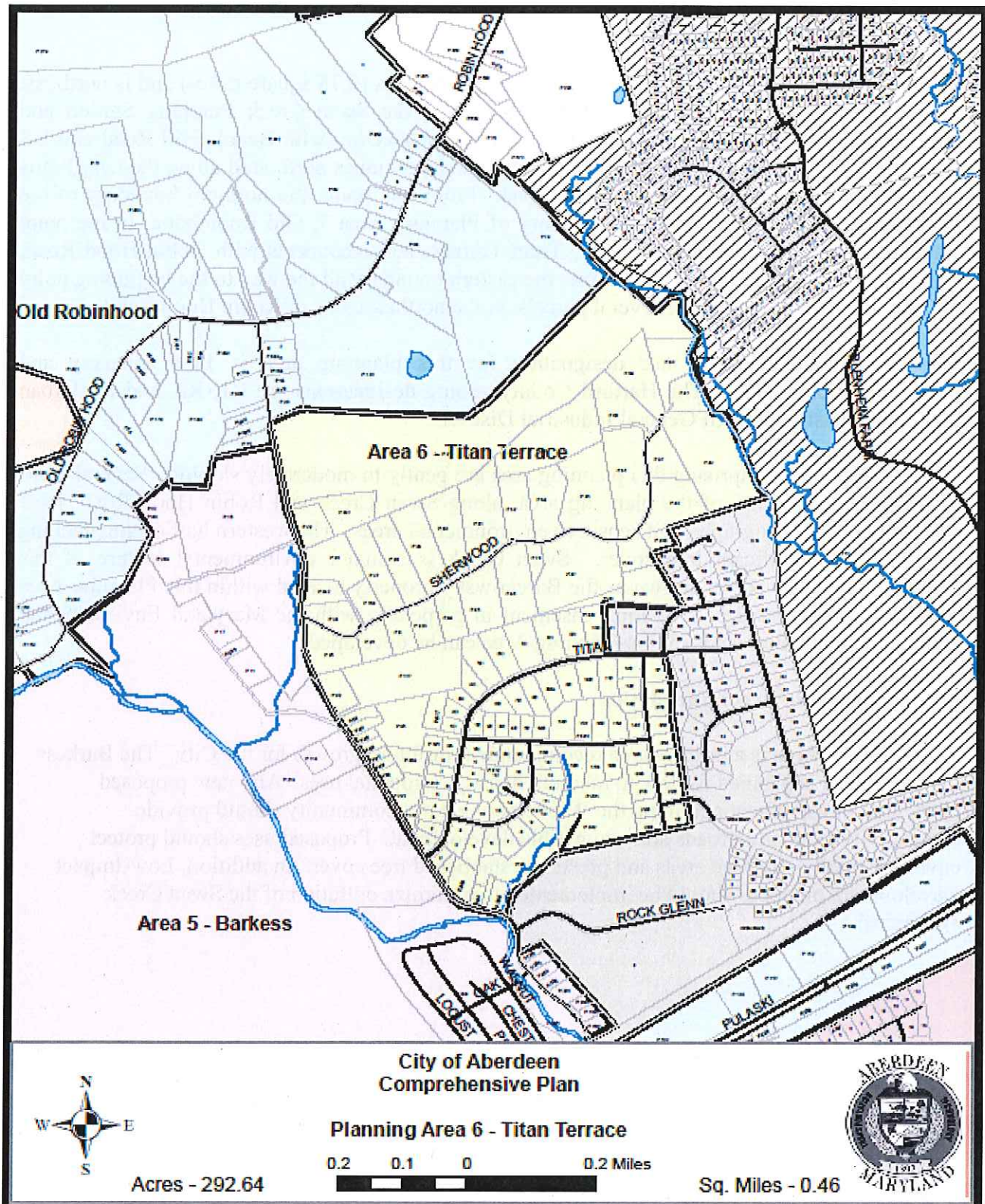
Planning Area 5, Barkess, contains approximately 498 acres (0.78 square miles) and is northeast of the City. The planning area boundary begins at the Swan Creek Pumping Station and proceeds southwesterly along the City limits to the intersection with Beards Hill Road and US Route 40. The western boundary of the planning area continues northward along the City limits to a point intersecting with Robin Hood Road. From this point, the northern boundary of the planning area adjoins the southern boundary of Planning Area 7, Old Robinhood, to the point where this line meets Planning Area 6, Titan Terrace, and reconnects with Robin Hood Road. From this point, Robin Hood Road forms the eastern boundary all the way to the beginning point of the planning area to include several parcels on the northeast side of Robin Hood Road.

The Harford County land use designation for this planning area is Low Intensity and Industrial/Employment. The Harford County zoning designations are R1, R2, and R4 Urban Residential District and GI General Industrial District.

The tracts of land comprising this planning area are gently to moderately sloping. Several areas in the northern portion of the planning area, along Swan Creek and Robin Hood Road, have severely sloping topography and sensitive environmental areas. The western half of the planning area contains significant tree cover. Swan Creek is a major environmental feature of this planning area. The parcel known as the Barchowsky property located within this Planning Area contains an 85.85-acre conservation easement in perpetuity with the Maryland Environmental Trust. The remaining lands in this Planning Area can be developed.

Future Land Use Recommendation:

This Planning Area is a priority area recommended for future growth for the City. The Barkess Planning Area is planned for low to medium density residential uses. Any new proposed residential development adjoining the Windemere Estates community should provide connectivity to existing roads and compatible development. Proposed uses should protect environmentally sensitive areas and preserve established tree cover. In addition, Low-Impact Development practices should be implemented to minimize pollution of the Swan Creek Watershed.



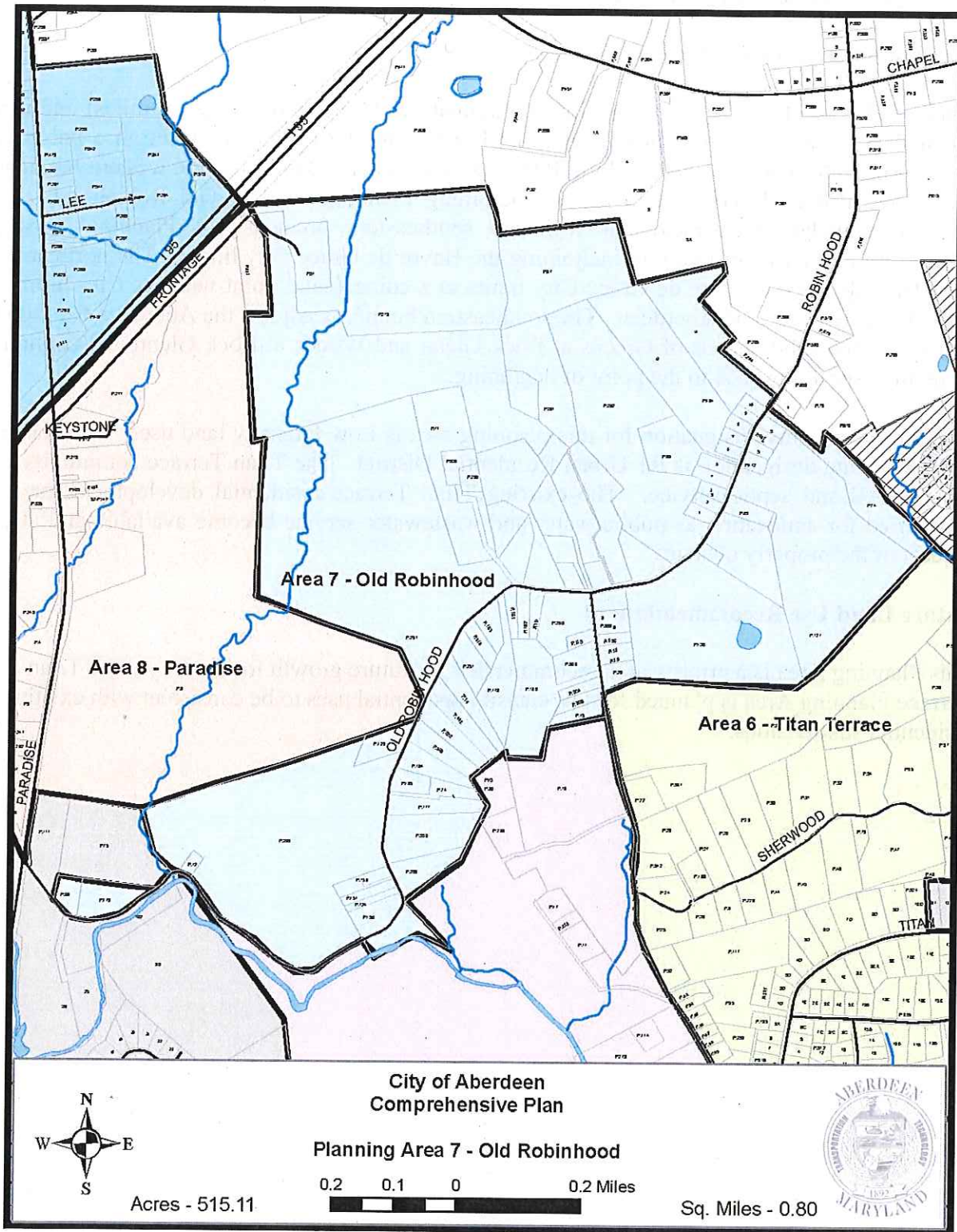
PLANNING AREA 6: TITAN TERRACE**Description of Planning Area:**

Planning Area 6, Titan Terrace, contains approximately 293 acres (0.46 square miles) and is an established residential community located northeast of the City's boundary. From a point just north of the intersection of Robin Hood Road and Rock Glenn Boulevard, the western boundary runs along Robin Hood Road to a point adjoining Planning Area 7, Old Robinhood. The northern boundary is coincidental with the southeastern boundary of Planning Area 7, proceeding northeasterly to a point adjoining the Havre de Grace City limits. The northeastern boundary adjoins the Havre de Grace City limits to a coincidental point with the City limits of both Havre de Grace and Aberdeen. The southeastern boundary adjoins the Aberdeen City limits defined by the subdivisions of Greens at Rock Glenn and Woods at Rock Glenn and continues along the City limits back to the point of beginning.

The Harford County designation for this planning area is Low Intensity land use. The Harford County zoning designation is R1 Urban Residential District. The Titan Terrace community has private well and septic service. The existing Titan Terrace residential development may be considered for annexation as public water and wastewater service become available and at the request of the property owners.

Future Land Use Recommendation:

This Planning Area is a priority area recommended for future growth for the City. The Titan Terrace Planning Area is planned for low-density residential uses to be consistent with existing residential subdivisions.



PLANNING AREA 7: OLD ROBINHOOD**Description of Planning Area:**

Planning Area 7, Old Robinhood, contains approximately 515 acres (0.80 square miles) and is located northwest of the City. Beginning at the Aberdeen Family Swim Center on Old Robinhood Road, the western boundary adjoins Planning Area 8, Paradise, all the way to a point intersecting Interstate 95 (I-95). The northern boundary adjoins areas of Harford County not within the one mile radius and also a part of the City of Havre de Grace. From this point the southern boundary adjoins Planning Area 6, Titan Terrace, and Planning Area 5, Barkess, back to a point of beginning.

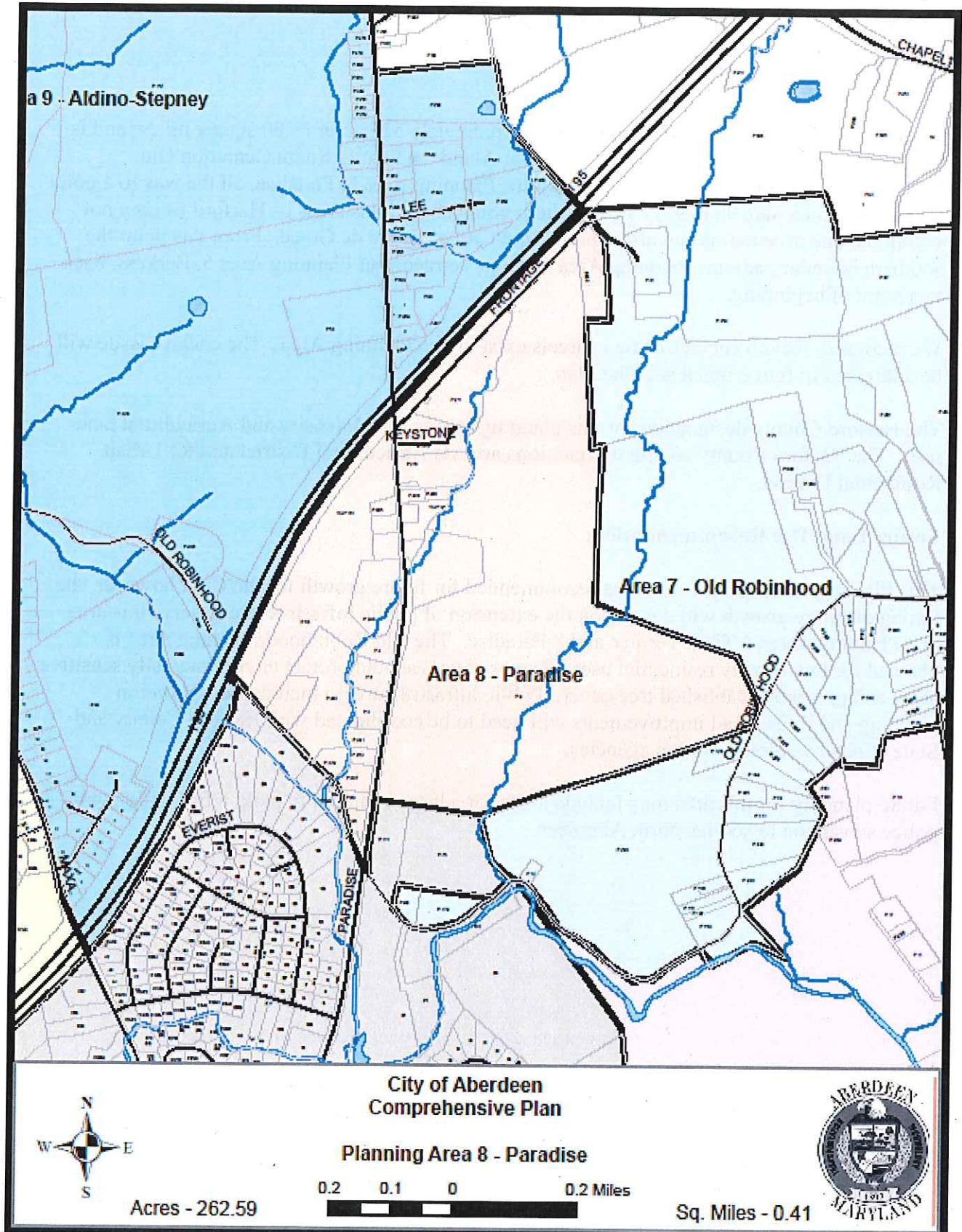
We recognize that an enclave of two parcels exist in this Planning Area. The enclave issue will be addressed in future updates of the Plan.

The Harford County designation for this planning area is Low Intensity and Agricultural land use. The Harford County zoning designations are AG Agricultural District and R1 Urban Residential District.

Future Land Use Recommendation:

This Planning Area is a priority area recommended for future growth for the City; however, the timing of future growth will depend on the extension of public infrastructure to serve this area and Planning Areas 6 Titan Terrace and 8 Paradise. The Old Robinhood Planning Area is planned for low density residential uses. Proposed uses should protect environmentally sensitive areas and preserve established tree cover. Public infrastructure, to include transportation planning and future road improvements will need to be coordinated with Harford County and State Highway Administration agencies.

Future planning for this area may include a site for a large community park, a fire station, and/or police substation to service north Aberdeen.



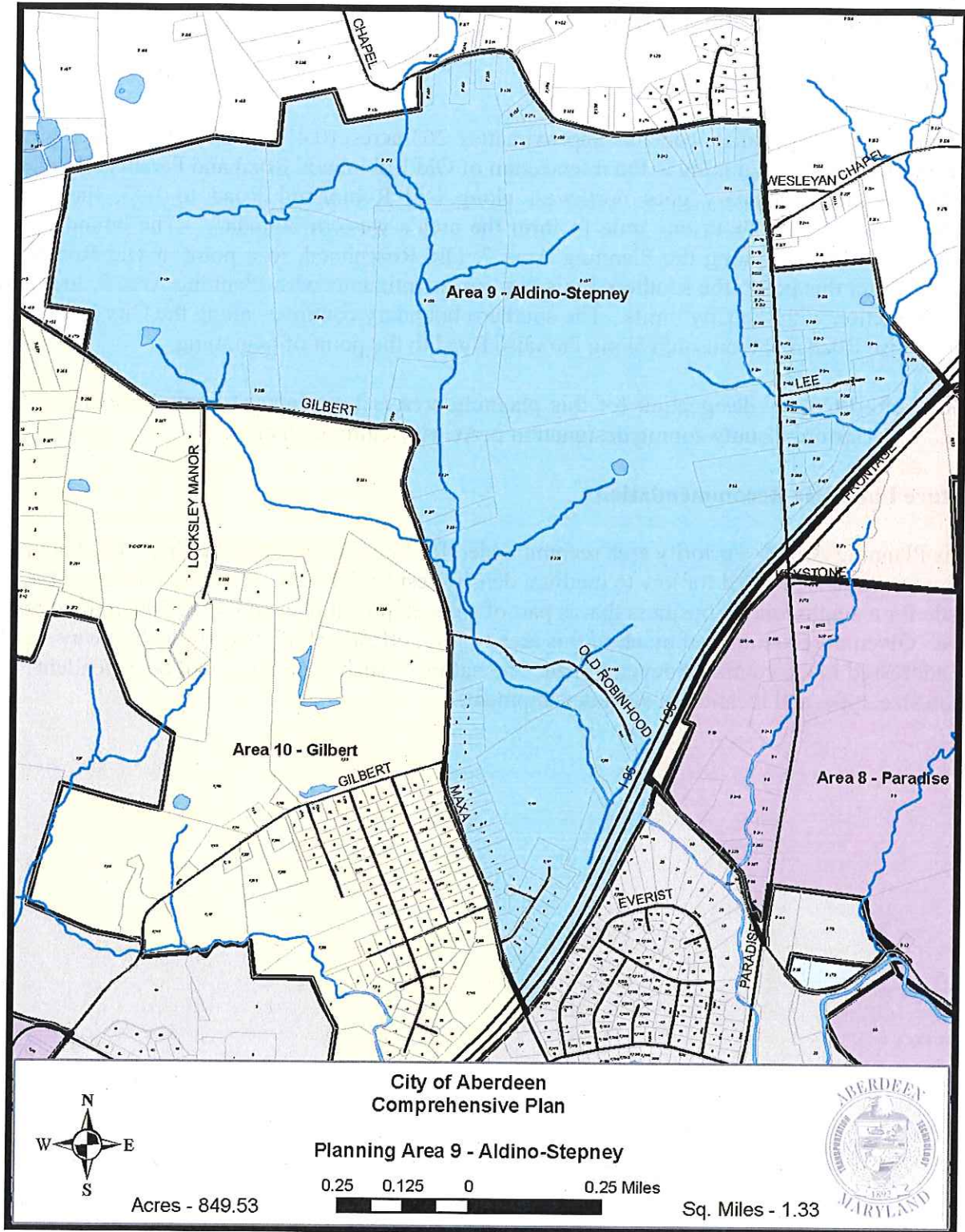
PLANNING AREA 8: PARADISE**Description of Planning Area:**

Planning Area 8, Paradise, contains approximately 263 acres, (0.41 square miles) and is located north of the City. Beginning at the intersection of Old Robinhood Road and Paradise Road, part of the southern boundary goes northwest along Old Robinhood Road to I-95, then heads northeast along I-95 about one mile to form the area's western boundary. The boundary line then turns south adjoining the Planning Area 7, Old Robinhood, to a point at Old Robinhood Road. From this point, the southern boundary runs contiguous with Planning Area 7, to a point of intersection with the City limits. The southern boundary continues along the City limits back to Paradise Road and then south along Paradise Road to the point of beginning.

The Harford County designation for this planning area is Low Intensity and Agricultural land use. The Harford County zoning designation is AG Agricultural District.

Future Land Use Recommendation:

This Planning Area is a priority area recommended for future growth for the City. The Paradise Planning Area is planned for low to medium density residential uses. Consideration shall be made for a neighborhood business that is part of a development plan and serves the immediate area. Given the proximity of much of this area to I-95, effective buffering of the highway should be addressed in the course of development. The nature of such techniques will be dependent upon size, type, and location of such development.



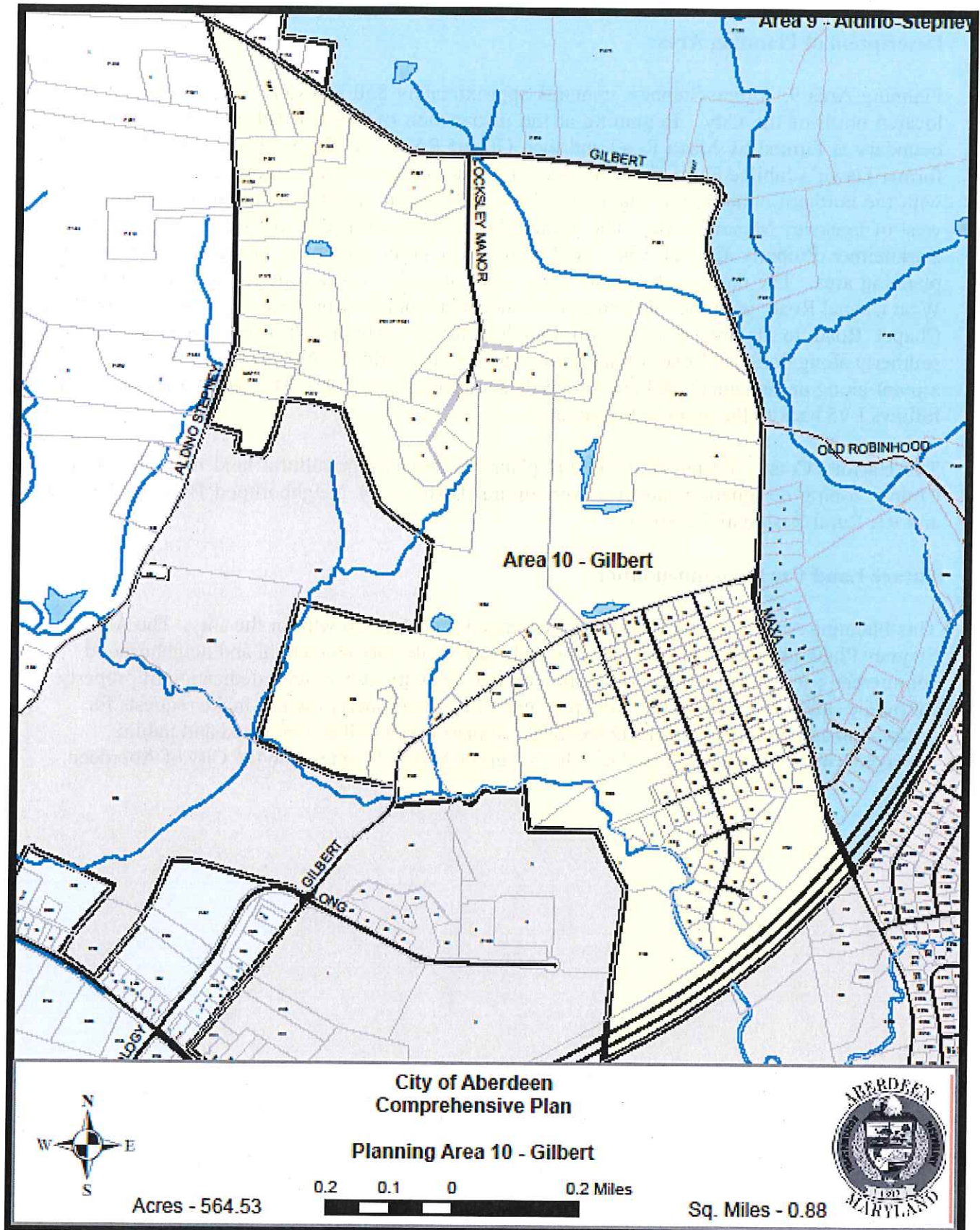
PLANNING AREA 9: ALDINO-STEPNEY**Description of Planning Area:**

Planning Area 9, Aldino-Stepney, contains approximately 850 acres (1.33 square miles) and is located north of the City. Beginning at the intersection of Maxa Road and I-95, the western boundary is formed by Maxa Road and then Gilbert Road. At the bend of Gilbert Road at the former Dawn's Jubilee Farm, the southwestern border is formed and follows along Gilbert Road with the northern boundary of Planning Area 10, Gilbert to a point approximately $\frac{1}{4}$ of a mile west of Locksley Manor Drive. The western boundary is formed along the western side of the Burkheimer Property (Parcel 154), continuing to a point adjoining properties north of this planning area. The northern boundary runs approximately $\frac{3}{4}$ of a mile to the intersection with West Chapel Road, with the remainder of the northern boundary proceeding easterly along West Chapel Road to its intersection with Paradise Road. The northeastern boundary follows southerly along Paradise Road for approximately $\frac{1}{3}$ of a mile at which point it tracks due east to a point along an unnamed road and proceeds southeasterly to I-95. The southeastern boundary follows I-95 back to the point of beginning.

The Harford County designation for this planning area is Agricultural land use. The Harford County zoning designations are AG Agricultural District, B1 Neighborhood Business District, and RR Rural Residential District.

Future Land Use Recommendation:

This Planning Area is a priority area recommended for future growth for the City. The Aldino-Stepney Planning Area is planned for low and medium density residential and neighborhood commercial uses. As part of an annexation review, the City may require dedication of property for public safety purposes to serve the planning area. As property owners make requests for annexation and private investments are made, rights-of-way will be dedicated and public connector roads will be developed to fully integrate Aldino-Stepney into the City of Aberdeen.



PLANNING AREA 10: GILBERT**Description of Planning Area:**

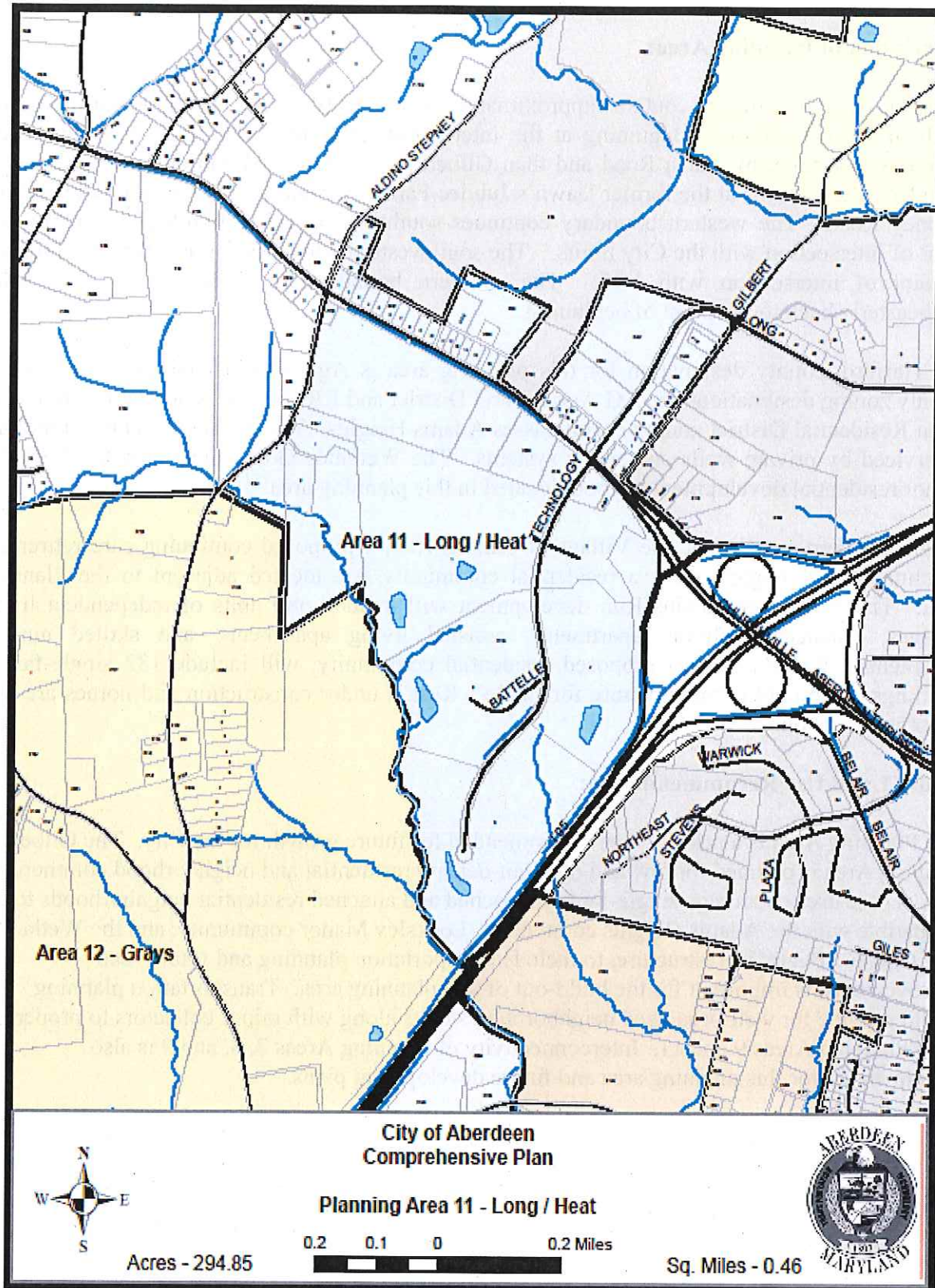
Planning Area 10, Gilbert, contains approximately 565 acres (0.88 square miles) and is located north of the City limits. Beginning at the intersection of Maxa Road and I-95, the eastern boundary is formed by Maxa Road and then Gilbert Road. Gilbert Road defines the northern boundary after it turns at the former Dawn's Jubilee Farm to a point of intersection with Aldino-Stepney Road. The western boundary continues southward along Aldino-Stepney Road to a point of intersection with the City limits. The southwestern boundary follows the City limits to a point of intersection with I-95. The southern boundary runs along I-95, proceeding northeasterly back to the point of beginning.

The Harford County designation for this planning area is Agricultural land use. The Harford County zoning designations are AG Agricultural District and RR Rural Residential District. The Rural Residential District zoning encompasses Adams Heights. The Adams Heights community is serviced by private wells and septic systems. The Wetlands Golf Course and the Locksley Manor residential development are both located in this planning area.

Within the corporate limits, the Village at Carsins Run, a proposed continuing care retirement community, and Eagle's Rest, a residential community, are located adjacent to the Planning Area. The Village at Carsins Run development will include 680 units of independent living cottages, independent living apartments, assisted living apartments, and skilled nursing apartments. Eagle's Rest, a proposed residential community, will include 132 single-family dwellings. The public infrastructure for Eagle's Rest is under construction and homes are also under construction.

Future Land Use Recommendation:

This Planning Area is a priority area recommended for future growth for the City. The Gilbert Planning Area is planned for low and medium-density residential and neighborhood commercial uses. These uses encourage single-family detached and attached residential neighborhoods to be compatible with the Adams Heights community, Locksley Manor community, and the Wetlands Golf Course. Public infrastructure, to include transportation planning and future road improvements, is important for the build-out of this planning area. Transportation planning should provide for well-organized neighborhood streets along with minor collectors to properly serve Planning Areas 9 and 11. Interconnectivity of Planning Areas 7, 8, and 9 is also recommended for this planning area and future development plans.



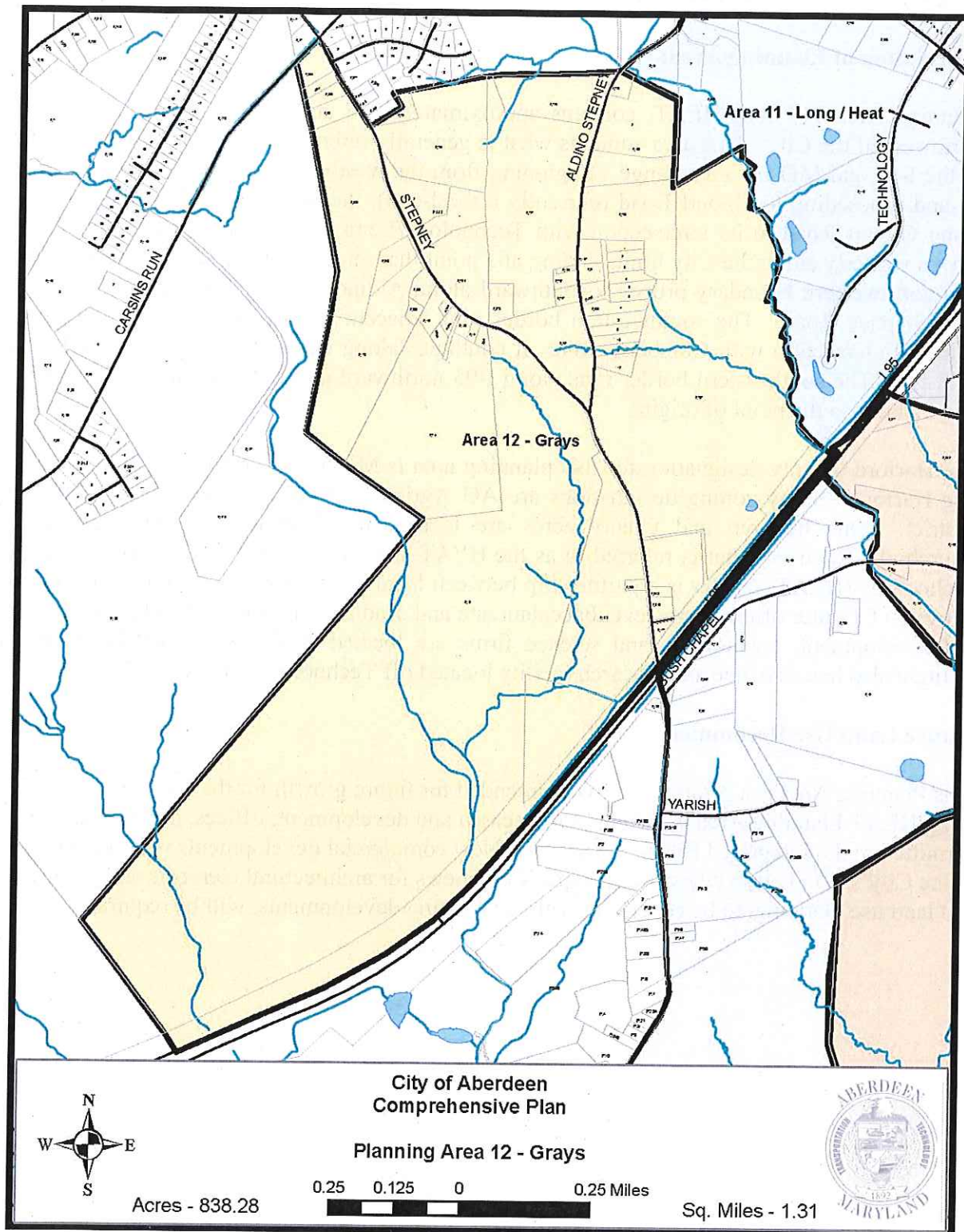
PLANNING AREA 11: LONG/HEAT**Description of Planning Area:**

Planning Area 11, Long/HEAT, contains approximately 295 acres (0.46 square miles) and is northwest of the City. This area contains what is generally referred to as the northwest quadrant of the I-95 and MD 22 interchange. Beginning from the westbound off ramp from I-95 to MD 22 and proceeding to Gilbert Road (currently a dead-end), the northeastern boundary proceeds along Gilbert Road to its intersection with Technology/Long Drive. From this point, the line moves westerly along the City limits ending at a point that intersects with Aldino-Stepney Road. The northwestern boundary proceeds southward along Aldino-Stepney Road to its intersection with Stepney Road. The southwestern border runs adjacent to Planning Area 12, Grays to a point of intersection with Cranberry Run. It continues along Cranberry Run to its intersection with I-95. The southeastern border runs along I-95 northward along the southbound ramp from MD 22 back to the point of origin.

The Harford County designation for this planning area is Mixed Office/HEAT Center land use. The Harford County zoning designations are AG Agricultural District and LI Light Industrial District. One hundred and twenty acres are located in Planning Area 11 southwest of Churchville Road on what is referred to as the HEAT site. The Higher Education and Applied Technology (HEAT) Center is a partnership between local government, academia, and industry. The HEAT Center offers upper level baccalaureate and graduate programs. In addition, research and development, technology, and science firms are located at the site. Battelle Memorial Institute also has an office and research facility located off Technology Drive.

Future Land Use Recommendation:

This Planning Area is a priority area recommended for future growth for the City. The Long/HEAT Planning Area is planned for research and development, offices, and mixed uses permitted in the Integrated Business District. New commercial developments will become part of the City's I-95 Overlay District and specific reviews for architectural elements and features and land use planning, to be consistent with the existing developments, will be required.



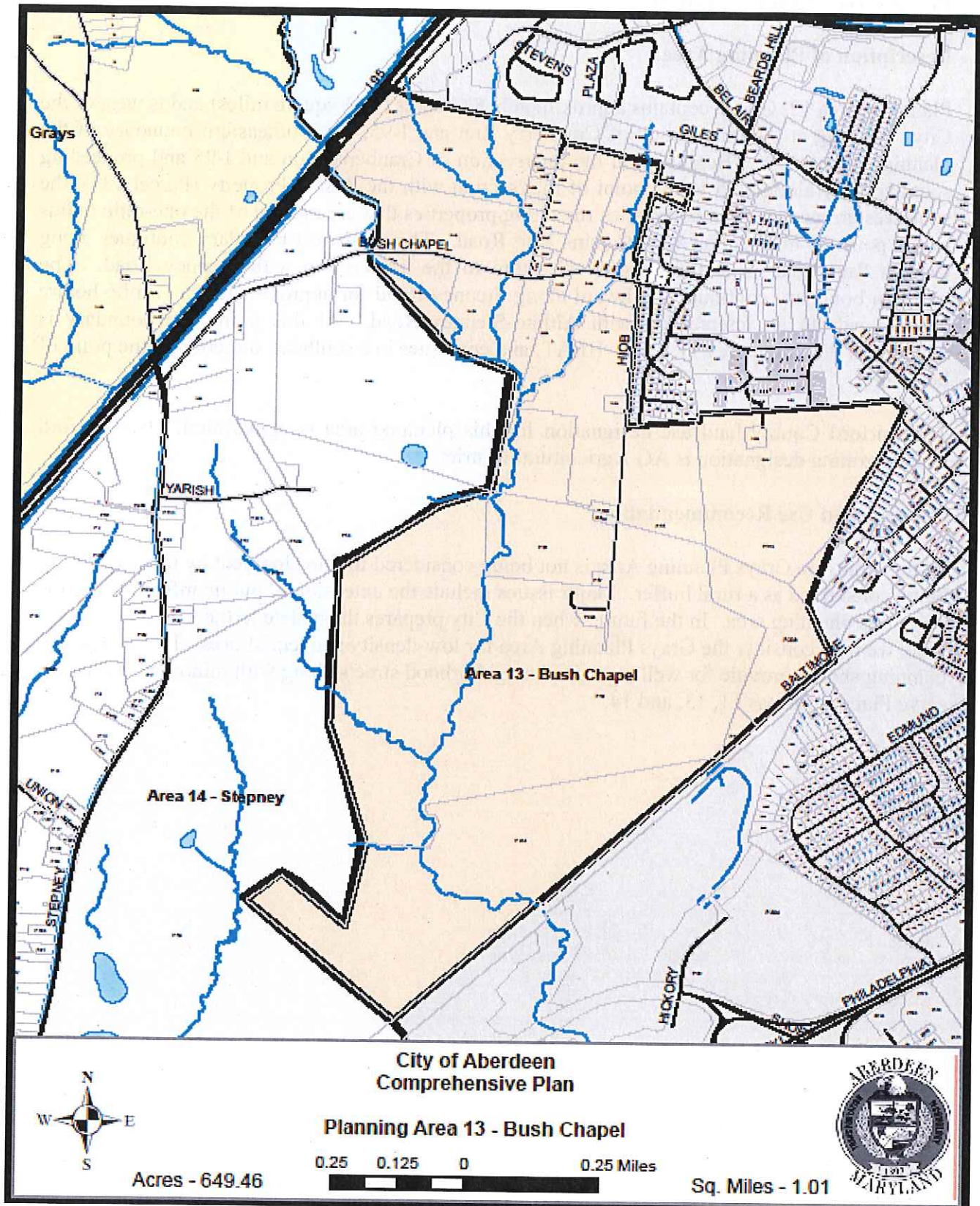
PLANNING AREA 12: GRAYS**Description of Planning Area:**

Planning Area 12, Grays, contains approximately 838 acres (1.31 square miles) and is west of the City. Starting at the intersection of Cranberry Run and I-95, the southeastern boundary of the planning area is I-95. Beginning at the intersection of Cranberry Run and I-95 and proceeding southwesterly along I-95 to the point of intersection with the Posner Property (Parcel 131), the southwestern and western boundaries run along properties that are outside of the one-mile radius to the point of intersection with Carsins Run Road. The northwest boundary continues along Carsins Run Road in a northeasterly direction to the intersection with Stepney Road. The northern boundary continues southward along Stepney Road for approximately a ¼ mile before heading east to an intersection with Aldino-Stepney Road. At this point, the boundary is adjacent to Planning Area 11, Long /HEAT, and continues in a southeast direction to the point of beginning.

The Harford County land use designation for this planning area is agricultural. The Harford County zoning designation is AG Agricultural District.

Future Land Use Recommendation:

At this time, the Grays Planning Area is not being considered for development by the City, but is being considered as a rural buffer. Major issues include the extension of public infrastructure to serve this planning area. In the future, when the City prepares the update to the Comprehensive Plan, we may consider the Grays Planning Area for low-density residential uses. Transportation planning should provide for well-organized neighborhood streets along with minor collectors to serve Planning Areas 11, 13, and 14.



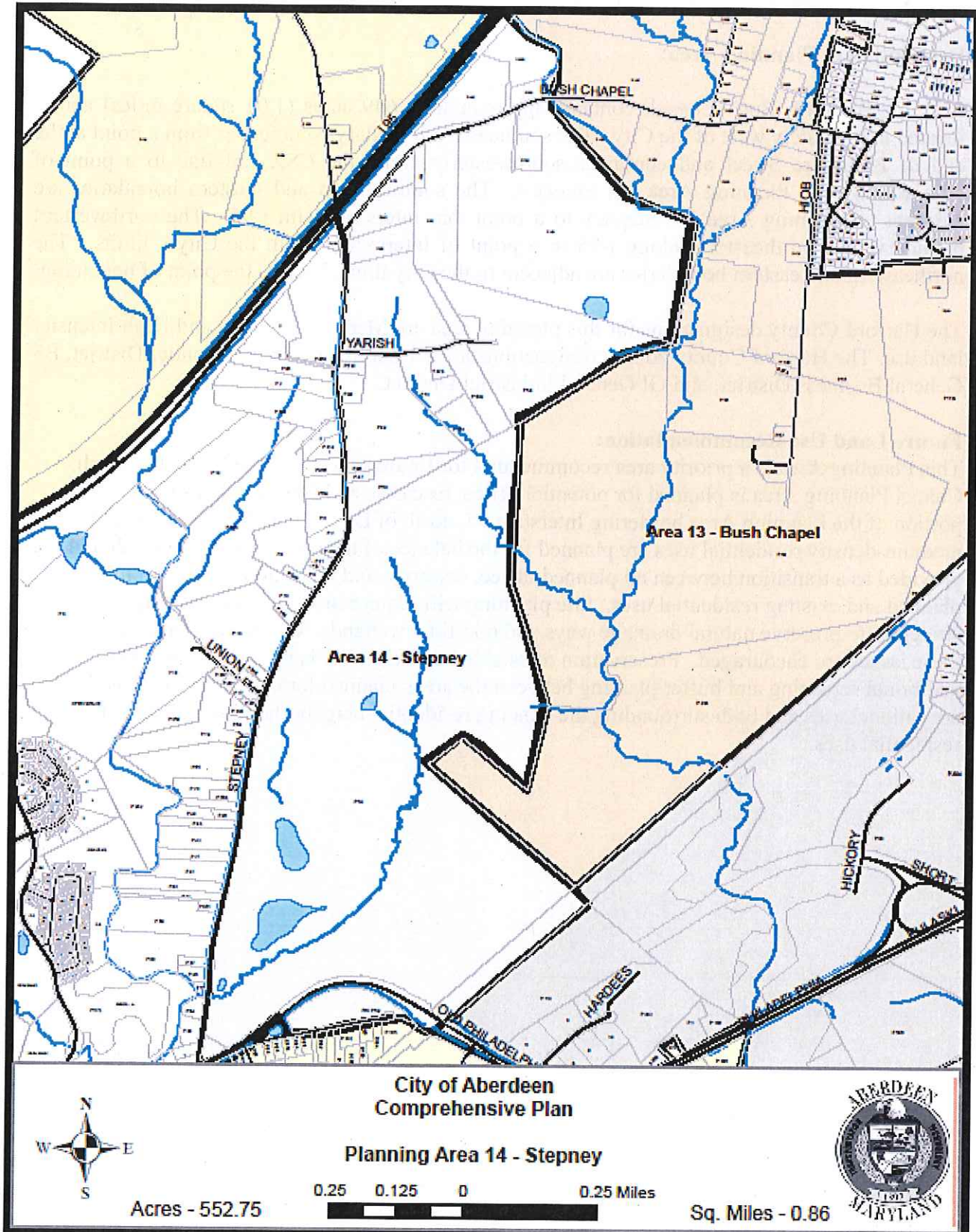
PLANNING AREA 13: BUSH CHAPEL**Description of Planning Area:**

Planning Area 13, Bush Chapel, contains approximately 649 acres (1.01 square miles) and is located immediately west of the City. The southeastern boundary commences from a point at the end of Baltimore Street and continues southwesterly along the CSX rail line to a point of intersection with Planning Area 14, Stepney. The southwestern and western boundaries are adjacent to Planning Area 14, Stepney to a point that intersects with I-95. The northwestern boundary runs northeasterly along I-95 to a point of intersection with the City's limits. The northeastern and eastern boundaries are adjacent to the City limits back to the point of beginning.

The Harford County designations for this planning area are Medium Intensity and High Intensity land use. The Harford County zoning designations are R1 and R2 Urban Residential District, B3 General Business District, and GI General Industrial District.

Future Land Use Recommendation:

This Planning Area is a priority area recommended for future growth for the City. The Bush Chapel Planning Area is planned for potential office, research, and educational uses for the portion of the Planning Area bordering Interstate 95, north of Bush Chapel Road. Low and medium-density residential uses are planned for the balance of the area. A buffer area should be provided as a transition between all planned office, research, and educational uses and the planned and existing residential uses. Site planning will require incorporation of design strategies to preserve natural drainage ways and non-tidal wetlands. Creative approaches to these issues are encouraged. Preservation of established tree cover is required to provide additional screening and buffer planting between the areas planned for office, research, and educational uses and both surrounding the existing residential neighborhoods and planned residential uses.



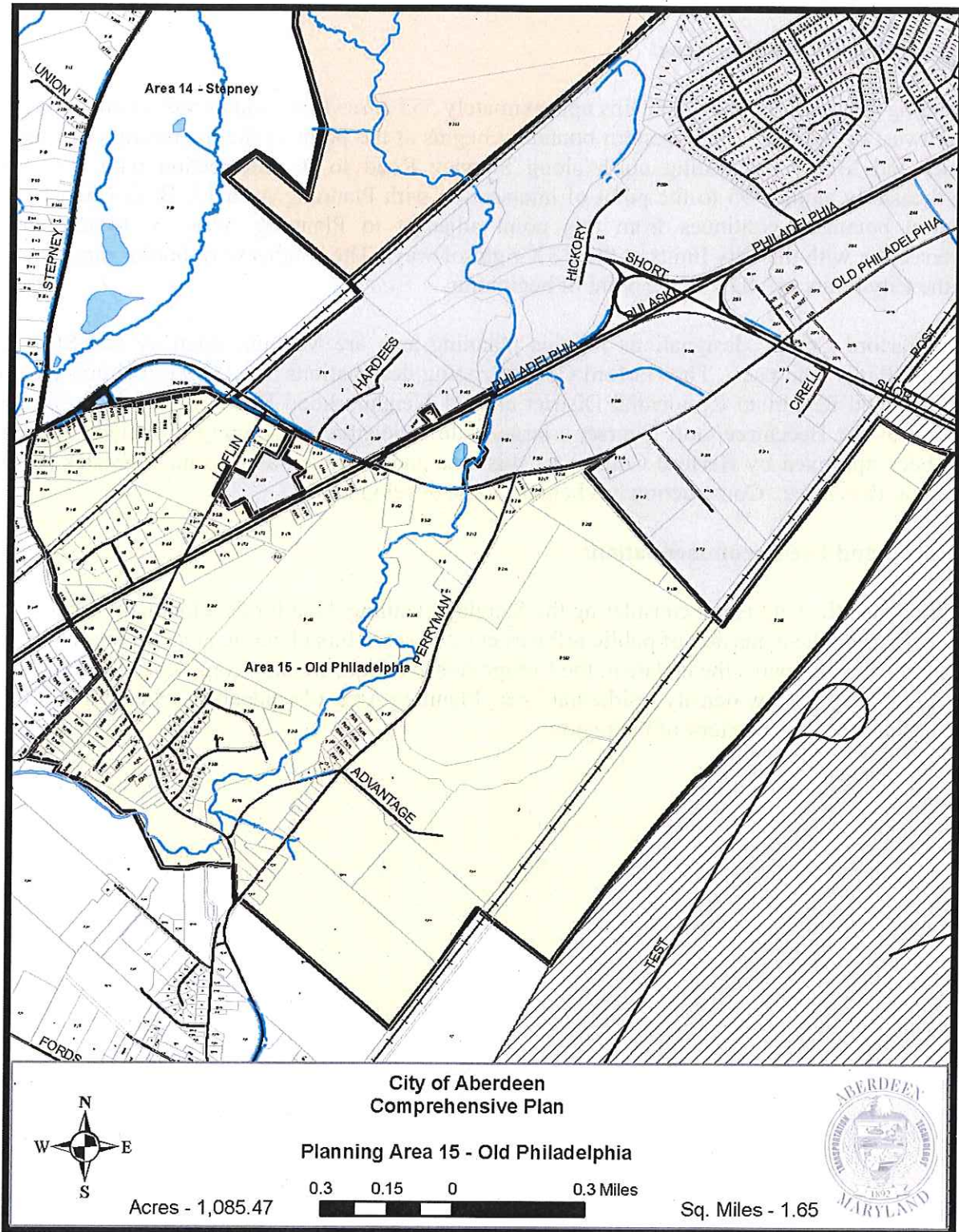
PLANNING AREA 14: STEPNEY**Description of Planning Area:**

Planning Area 14, Stepney, contains approximately 553 acres (0.86 square miles) and is located southwest of the City. The western boundary begins at the point of the intersection of Stepney Road and MD 7 proceeding north along Stepney Road to its intersection with I-95, then northeasterly along I-95 to the point of intersection with Planning Area 13, Bush Chapel. The eastern boundary continues from this point adjacent to Planning Area 13, to a point of intersection with the City limits at the CSX right-of-way. The southeastern border runs adjacent to the City limits to MD 7 to the point of beginning.

The Harford County designations for this planning area are Medium Intensity and State and County Parks land use. The Harford County zoning designations are AG Agricultural District, R1, R2, and R3 Urban Residential District and B1 Neighborhood Business District. Formerly known as the Beechtree Golf Course, a large-scale residential community to include 768 units has been approved by Harford County for this area and is known as Beechtree Estates and the Trails at Beechtree. Construction has begun for the development.

Future Land Use Recommendation:

At this time, the City is not considering the Stepney Planning Area for development. Major issues include the extension of public infrastructure to serve this planning area. In the future, when the City prepares the update to the Comprehensive Plan, we may consider the Stepney Planning Area for low-density residential uses. Planning Area 14 is ideally located within the main transportation corridor of the region.



PLANNING AREA 15: OLD PHILADELPHIA

Description of Planning Area:

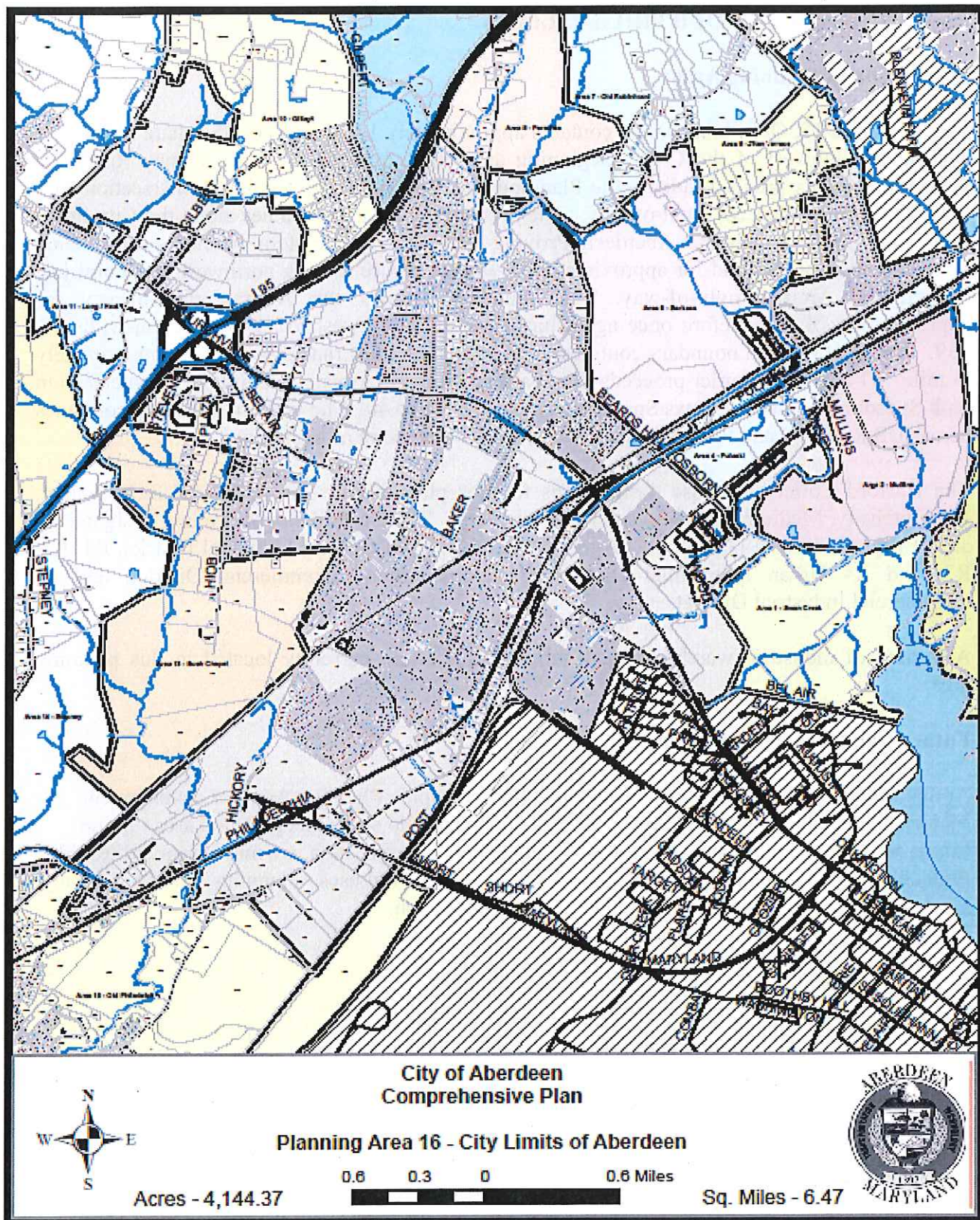
Planning Area 15, Old Philadelphia, contains approximately 1,054 acres (1.65 square miles) and is located southwest of the City. Beginning at a point from MD 7 and Stepney Road, the northern boundary proceeds adjacent to Planning Area 14, Ripken, to a point of intersection with the City limits at the CSX right-of-way. The northern boundary continues along the City limits to the intersection with the Aberdeen Proving Ground. The eastern boundary runs along Aberdeen Proving Ground for approximately 1½ miles before turning northwest to a point just beyond the Amtrak right-of-way. The boundary follows the Amtrak right-of-way for approximately ½ mile before once again turning to the northwest to an intersection with MD 159. The southwestern boundary continues roughly parallel to Cranberry Run for approximately ½ mile. The western border proceeds northeasterly for approximately ½ mile to an intersection with Spesutia Road and follows Spesutia Road to US Route 40. The western boundary continues across US Route 40 and the CSX right-of-way back to the point of beginning.

The Harford County land use designations for this planning area are Industrial/Employment, Low Intensity, Medium Intensity, and High Intensity. The Harford County zoning designations are LI Light Industrial District, AG Agricultural District, GI General Industrial District, R1, R2, R3, and R4 Urban Residential District, B1 Neighborhood Commercial District, and CI Commercial Industrial District.

A variety of industrial warehouse/distribution facilities are currently located in this planning area.

Future Land Use Recommendation:

At this time, the City is not considering the Old Philadelphia Planning Area for development. Major issues include the extension of public infrastructure to serve this planning area. In the future, when the City prepares the update to the Comprehensive Plan, we may consider the Old Philadelphia Planning Area for commercial and light industrial uses. Planning Area 15 is ideally located within the main transportation corridor of the region.



PLANNING AREA 16: ABERDEEN**Description of Planning Area:**

Planning Area 16, Aberdeen, consists of all the land within the corporate limits. The City of Aberdeen contains 4,144 acres (6.47 square miles). According to the U.S. Census Bureau (2010 Census) the current population is 14,959.

Located 30 miles north of Baltimore, Aberdeen flanks the northeastern coastal transportation corridor stretching from Washington to Boston. Direct linkages to this transportation network have been a major force in shaping the City's past growth and will continue to influence its future growth. Two major railroad lines pass through the City. When the divided Pulaski Highway replaced the old, winding Philadelphia Post Road in the 1930s, extensive commercial development followed. As in the past, new development opportunities can be traced to the growth of Aberdeen Proving Ground (APG) and major improvements in the transportation system. With I-95 passing through Aberdeen on the northwest, the pressures for land development opportunities have emerged at the I-95 Interchange, creating an additional focus of activity in Aberdeen.

Future of Aberdeen

The City has experienced moderate growth over the past 10 years. The pace of growth in the City and Harford County is expected to increase during the next decade. Under restructuring mandated in 2005 by the Base Realignment and Closure (BRAC) Commission, an influx of jobs and people associated with the adjacent APG is expected to add to growth pressures in Aberdeen and Harford County and their surrounding areas. It is anticipated that BRAC will be a significant source of economic and demographic expansion for Harford County. Due to the proximity of APG to Aberdeen, there will be increased demands for housing, public services, retail, and office uses.

Economic Development Opportunities

Aberdeen is the home of such businesses as C&S Wholesale Grocers, Frito Lay, Home Depot, Mitre Corporation, Northrop-Grumman, Pier I Imports, Prime Source, Saks Fifth Avenue, Target, and Walmart. The groundwork has been laid to attract new high-tech businesses and to expand the existing strong business base, as well as grow in the hospitality and food service sectors.

APG is an economic driver that will positively influence new residential and commercial development and assist in the continued revitalization in Aberdeen. Bringing 8,200 new positions to APG will be one of the largest BRAC movements in history, considering the number of contractors and services that will follow the relocated positions. Taking advantage of this economic opportunity will help in redeveloping and expanding the City's commercial properties and be instrumental in shaping the future of Aberdeen's commercial districts. Even as commercial vacancies in our downtown have been decreasing since 2004, many properties along

the US 40, West Bel Air, and East Bel Air commercial corridors are available for redevelopment. These commercial corridors are in close proximity to the Aberdeen Train Station and APG.

Attracting office and retail business to take advantage of underutilized and vacant commercial properties will diversify the retail segment, increase job opportunities, and promote additional pedestrian traffic. The City has implemented design guidelines in the Downtown Revitalization Overlay District, which includes all of US 40 and part of West Bel Air Avenue, and the I-95 Overlay District, which includes MD 22, part of Gilbert Road, and the portion of I-95 located within the current City limits. The design guidelines incorporate uniform development themes and streetscape design to create a pleasing aesthetic, foster a “pride of place,” and protect the value of public and private investment in properties located within the boundaries of the Overlay Districts.

The City has several incentive programs to attract new commercial development and redevelopment opportunities. The incentive programs include the Greater Aberdeen-Havre de Grace Enterprise Zone Program, Aberdeen BRAC Revitalization Zone, Historically Underutilized Business (HUB) Zone, Community Legacy Façade Program, and Aberdeen Revolving Loan Fund Program. Criteria for each incentive program can be found in the Aberdeen Business Resource Guide.

Multimodal Transportation Center Initiatives

The existing Aberdeen Train Station provides access to MARC and Amtrak trains, local transit buses, and taxi service. Ridership has increased over the years and the demand for parking exceeds the available parking lot capacity. The existing rail commuter service is primarily focused on access to Baltimore and Washington, D.C. It is projected that an increase in rail service in Aberdeen will be needed due to expansion at APG.

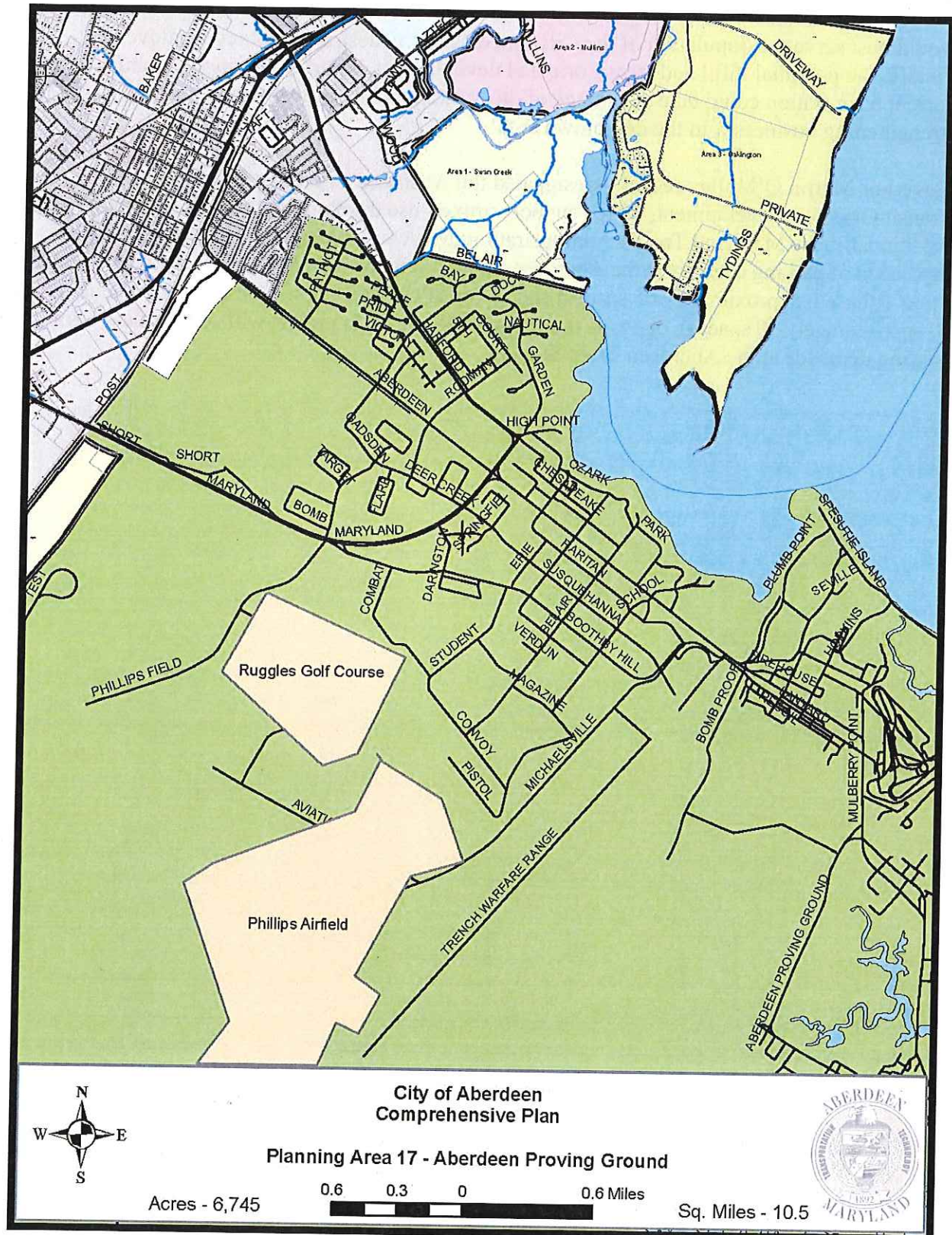
The City has been working closely with Harford County and the Maryland Transit Administration to create a multimodal transportation center and develop Transit Oriented Development initiatives around the existing Aberdeen Train Station that will:

1. Continue to serve commuter rail needs;
2. Serve the expanding needs of APG and Harford County; and
3. Support the land use and economic development goals of the City and Harford County.

The Harford County Office of Economic Development commissioned a feasibility study that evaluated and explored alternatives for an expanded multimodal transportation center. The Harford County Multimodal Transportation Center Feasibility Study evaluated the existing train station location and two alternative locations. As part of the evaluation process, consideration was given to mixed use, transit oriented development and the potential for economic development opportunities associated with a major passenger train station. The feasibility study was completed in August 2009. The study recommends that the existing train station site be utilized for the development of a Multimodal Transportation Center. This site allows for reuse of the existing facilities, with estimated capital costs being less than the two alternative locations.

Traffic impacts associated with the existing train station would also be less than the two alternative locations. Due to the proximity to downtown Aberdeen, the existing train station would best serve the population of the City and enhance pedestrian and bicycle movement. Finally, the potential infill and transit oriented development opportunities in the vicinity of the current train station could take advantage of the existing public infrastructure and also assist in strengthening businesses in the downtown area.

Governor Martin O'Malley recently designated the Aberdeen Train Station as a future site for Transit Oriented Development, which supports mixed-use development around the station area. Additionally, the Maryland Transit Administration (MTA) is developing plans for a 155-space expansion of parking capacity at the Aberdeen MARC Station on an MTA-owned parcel at Taft Street (Phase I, approximately 65 spaces) and along APG Road below East Bel Air Avenue (Phase II, approximately 90 spaces), opposite the station building. This project will address near term parking demands at the Aberdeen Train Station.



PLANNING AREA 17: Aberdeen Proving Ground

Description of Planning Area:

Aberdeen Proving Ground (APG) comprises 72,518 acres, including the Edgewood Area (also known as APG South). The current workforce is approximately 17,450, including 9,550 civilian employees, 4,000 military personnel, and 3,900 contractors.

In 1996, the State of Maryland designated the Greater Aberdeen-Havre de Grace Enterprise Zone, which includes a portion of APG. A total of 1,324 acres is included in this area. The Enterprise Zone designation provides income tax credits and real property tax credits for capital investment improvements to all qualifying properties. At this time, the City provides water and wastewater services to the developed area of APG adjacent to the City's corporate limits. APG South is served by Harford County.

BRAC is an acronym that stands for Base Realignment And Closure. It is a process used by the Department of Defense to reorganize its infrastructure into one where operational capacity is optimized for both war fighting capability and efficiency, and joint activity opportunities are aggressively pursued. BRAC furthers defense transformation, maximizes joint utilization of defense resources, and re-allocates military personnel from supporting and securing obsolete infrastructure.

BRAC related growth at APG is projected to result in an approximate increase of 8,200 new jobs. Incoming and expanding organizations at APG include Army Team C4ISR (Command, Control, Communication, Computers, Intelligence, Surveillance, & Reconnaissance), U.S. Army Test and Evaluation Command (includes Army Evaluation Center), Chemical/Biological Research and Development Organizations, Medical Chemical Defense Research, Defense Threat Reduction Agency (DTRA), Joint Program Executive Office (JPEO), Non-Medical Chemical Biological Defense Research, U.S. Army Research Institute, and the U.S. Army Research Laboratory Vehicle Technology Directorate.

The Army Team C4ISR Campus in the Aberdeen area will accommodate approximately 7,500 combined positions from Fort Monmouth, NJ, Fort Belvoir, VA, and Redstone Arsenal, AL, to state-of-the-art facilities. The team established a presence in 2007. Large-scale moves to APG began in 2010 and are continuing at the present time. All moves are anticipated for completion by September 2011.

Future Land Use Recommendation:

Annexation of APG land in the Enterprise Zone is not under consideration. The City of Aberdeen recognizes the potential for development of APG acreage in the Enterprise Zone and the need to plan for drinking water and wastewater services for this area. The City of Aberdeen, in cooperation with Harford County and the State of Maryland, is working with APG officials on future development and is promoting utilization of APG assets in a positive manner for the Army and for the economic strength of this Planning Area.

Past Growth Patterns and Existing Land Use

In the early 1800s, the Aberdeen area was primarily agrarian, with a main road running southwest to Baltimore and northeast to Philadelphia, and a road northwest to Bel Air. The original railroad was called the Philadelphia, Wilmington, and Baltimore Railroad, later to become the Pennsylvania Railroad, and now part of the Amtrak system. With the advent of the railroad came a station and an engine water tower. Eventually a small area was divided into building lots, and thus a town was created around the intersection of the Bel Air and Baltimore to Philadelphia roads and the railroad station. Aberdeen soon became a railroad forwarding point for local agricultural products destined for the markets of Baltimore and Philadelphia. The availability of this transportation avenue led to the development of a canning industry in the mid-1850s. Later, another railroad, the Baltimore & Ohio (B&O), extended its line through the Aberdeen area, parallel and close to the first railroad. It also had a station and a modest railroad yard close to a canning facility. In 1892, three small entities, Hall's Cross Roads, Aberdeen, and Mechanicsville, were incorporated into what is now known as Aberdeen.

The signature event in Aberdeen's history occurred in 1917, at the outset of America's involvement in World War I, when the U.S. Army established Aberdeen Proving Ground. This move reduced available farmland and presented a need for more civilian housing. As a result of this, Aberdeen witnessed a growth spurt and started the transition from an economy based on agriculture, to a military support and bedroom economy.

World War II increased the pace of the transition, with more living quarters and support facilities being built. After World War II, the first noticeable evidence of local planning taking place was the development of Aberdeen Hills in the mid-1950s. Here the farmland was plotted for development along one side of Paradise Road, with a large center strip of land left vacant between the two halves of the development. After about ten years, this strip of land became the new MD 22 leading into Aberdeen Proving Ground. This was the genesis of Aberdeen's development of zoning regulations and long-range plans for the expansion of the City, including establishment of zoning districts and their related requirements. A Planning and Zoning Commission was formed and with that came the start of deciding how the City should evolve.

From that early planning start, the City of Aberdeen and the Planning Commission started the current era of serious efforts to lay down guidelines, ordinances, and procedures for the orderly growth of the community, as well as transportation and facilities networks. Since the mid-1950s, projects such as Aberdeen Hills, the Baltimore Street extension, Hillcrest, Hillsdale, Ramsgate Estates, Royal Exchange, and Windemere, were developed consistent with modern planning principles. Likewise, there has been an increase of businesses in the area to accompany the corresponding development.

A big change and evolution to the Aberdeen planning process came with the building of I-95 and the creation of the interchange at MD 22. Evidence of this change is the clustering of Beards Hill Plaza, Aberdeen Marketplace, and Aberdeen Shopping Plaza, along with eight hotels, around the south side of the interchange. Dividing the interchange of I-95 and MD 22 into four quarters, the southern two quarters became a dynamic commercial and hospitality area. The northwest quarter became primarily technology and educational uses. The northeast quarter is

mostly recreational, in the form of Ripken Stadium and Wetlands Golf Course, a hospitality facility, and a proposed continuing care facility. Further development continues in all four quarters.

The south end of Aberdeen, along U.S. 40, is a commercial, distribution, and industrial area, with such companies as Frito Lay, Saks Fifth Avenue, and Wal-Mart. This area will continue to undergo major changes due to its proximity to the primary entrance to Aberdeen Proving Ground. This will attract the need for additional businesses and office complexes.

Thus, the once sleepy village of less than 2,000 inhabitants around 1920 grew to a population of over 14,000 in 2010. As Aberdeen grew, so did the basic demands on our roads, water and wastewater facilities, and fire and police manpower and equipment needs. Today, these facilities are continuously studied, reviewed, and appropriately increased to meet the demands of growth. In addition to these demands, development plans have had to consider preservation of non-tidal wetlands, maximum allowable bay discharge concentrations, endangered species habitats, and required green space, to name a few.

Municipal growth is guided by the City's Department of Planning and Community Development and the Planning Commission, with approval authority vested in the City Council. Governing this growth are the following documents which are periodically reviewed, revised, and approved by the City Council:

1. Aberdeen Comprehensive Plan
2. Annexation Procedures
3. Subdivision Regulations
4. Code of the City of Aberdeen, Development Code
5. Code of the City of Aberdeen, Wellhead Protection
6. Code of the City of Aberdeen, Forest Conservation
7. Code of the City of Aberdeen, Stormwater Management
8. Code of the City of Aberdeen, Sign Code
9. Overlay District Regulations and Requirements
10. Transportation Plan

Population and Household Projections

Based on the U.S. Census Bureau, 2010 Census information, the City of Aberdeen has a population of 14,959, an increase of 1,117 since the 2000 Census, as shown in Table 3-2. In 2000 the City had a total of 5,472 households. Based on current projections, an estimated 1,241 additional households could be added to the City by the year 2030.

Table 3-2 Population & Household Projections

Census/Projections	Aberdeen Population/ Projections	Aberdeen Households/ Projections	Aberdeen Housing Units/Projections
1970	12,375	3,807	4,011
1980	11,533	4,190	4,550
1990	13,087	5,001	5,214
2000	13,842	5,472	5,894
2010	14,959	5,640	5,922
2015	15,707	5,927	6,224
2020	16,492	6,230	6,541
2025	17,317	6,547	6,875
2030	18,183	6,881	7,225

Source: U.S. Census Bureau, 2010 Census and the Maryland Department of Planning.

***Capacity of Land Available for Development within the Corporate Limits,
including infill and redevelopment opportunities***

The development capacity analysis estimates the number of dwelling units that would exist at ultimate build out (not strictly in the timeframe of the Plan) based on zoning, land use and restrictions, parcel data, water and wastewater service information, and information about undevelopable lands. The estimates are focused on the capacity of the land to accommodate future growth based on these data, along with other assumptions about the percentage of the allowable density that is achieved when the land is developed.

Tables 3-3 and 3-4 indicate the most recent planned and approved residential and commercial developments to be located within the City limits. All public infrastructure needs in support of these development projects will be financed by the developer. All residential development projects will be required to pay the necessary Harford County School Impact Fees.

Table 3-3 Planned and Approved Residential Development Projects

<u>Name of Proposed Project</u>	<u>Type and Number of Dwelling Units</u>	<u>Zoning/Land Use</u>
Eagles Rest	132 single family	Integrated Business/Mixed Use
Fieldside Village	140 condominiums	Integrated Business/Mixed Use
Winston's Choice	32 townhouses	High Density Residential
Winston's Choice Addition	22 townhouses	High Density Residential
Baldwin's Addition	2 single family	High Density Residential
The Village at Carsins Run	680 units	Integrated Business/Mixed Use
Fields at Rock Glenn	101 single family	Low Density Residential
Baltimore Park	2 single family	Low Density Residential
Total Number	1,111	

Table 3-4 Planned and Approved Commercial Development Projects

<u>Name of Proposed Project</u>	<u>Type, Number of Rooms, and/or Square footage</u>	<u>Zoning/Land Use</u>
Hampton Inn	Hospitality – 105 rooms	Highway Commercial
Holiday Inn Express	Hospitality – 80 rooms	Highway Commercial
Aberdeen Corporate Park	Office – 254,000 square feet and Retail – 16,100 square feet	Highway Commercial
Greenway Business Park	Office – 138,000 square feet	Light Industrial
Rite Aid Pharmacy	Retail – 11,180 square feet	Highway Commercial
Comfort Suites	Hospitality – 75 rooms	Highway Commercial
Royal Farms Store	Convenience/Retail – 5,786 square feet	Highway Commercial
North Gate Business Park	Office – 899,000 square feet	Highway Commercial
Commons at Fieldside Village	Office – 500,000 square feet	Integrated Business
Total Square Footage or # of rooms	260 hotel rooms 1,791,000 square feet of offices 33,066 square feet of retail	

A Development Capacity Analysis, referred to as a “build-out analysis” or “inventory of buildable lots,” is an estimate of the total amount of development that may be built in an area based on a variety of applicable factors, including zoning and environmental constraints. The results of the required analysis of the Development Capacity by Zoning Classification are provided in Tables 3-5 and 3-6. The growth scenario analyzed by the Aberdeen Planning Commission was related to development capacity within the City’s corporate limits, based on current residential zoning and infill potential.

The analysis shows that there is capacity for an additional 1,851 dwelling units in the City, including current projects in development at Eagles Rest and The Villages of Carsins Run.

Aberdeen’s population is expected to grow by about 3,224 over the next 20 years. This Plan projects a population of 18,183 in the year 2030. A strong job market due to the growth of Aberdeen Proving Ground is projected to create the demand in housing and resultant population increase.

Table 3-5 Development Capacity Analysis by Zoning Classification

Zoning District	Allowable Density	Zoning Description	Density Yield-Dwelling Unit (du)/acre	Density Yield for Areas with Wastewater or Planned for Wastewater – Dwelling Unit (du)
R-1	Residential District SFD Min. Lot Size = 15,000 sq. ft.	Low Density Residential	2.90 du/acre	2.18 du/acre
R-2	Residential District SFD Min. Lot Size = 7,200 sq. ft.	Medium Density Residential	6.05 du/acre	4.54 du/acre
R-3	Residential District SFD Min. Lot Size = 5,000 sq. ft.	High Density Residential	8.71 du/acre	6.53 du/acre
R-O	Residential District SFD Min. Lot Size = 5,000 sq. ft.	High Density Residential	8.71 du/acre	6.53 du/acre
IBD	Integrated Business District	Mixed Use		

Note: Assumed to be 75% of maximum density allowed per acre.
SFD is single-family dwelling.

Table 3-6 provides an overview of the City's total development capacity and was also developed by the Maryland Department of Planning.

Table 3-6 Capacity by Zoning District

Zoning District	New Household Capacity
R-3	607
R-2	145
R-1	147
R-O	0
B-2	0
B-3	0
M-1	0
M-2	0
IBD	952
TOTAL	1,851

Table 3-7 was developed by the Maryland Department of Planning. A Priority Funding Area is defined as the area within the corporate limits of the City, as it existed in 1997. The 1997 Priority Funding Areas Act capitalized on the influence of State expenditures on economic growth and development. The Priority Funding Area legislation directs State spending to support future growth to those specific areas.

Table 3-7 Development Capacity Summary Report

Result	Process	Acres	Number of Parcels	Capacity
Total Acres in Parcels and Lots		3,393	4,968	
	Subtract land zoned for nonresidential use (commercial, industrial)	1,455	382	
Residentially Zoned Acres		1,937	4,586	
	Subtract tax exempt land (tax exempt code)	258	104	
	Subtract protected lands and environmentally sensitive parcels (ag easements, wetlands, HOA lands, etc.)	190	83	
	Subtract other parcels without capacity (built out acres, etc.)	1,212	4,246	
Acres and Parcels with Capacity	Total capacity	477	158	1,851
Capacity Inside PFA		456	157	1,750
Capacity Outside PFA				
Subsets of the Analysis of Interest (these are not additive)				
Acres and Parcels with capacity associated with Underdeveloped land.	Improved Parcels (>S 10,000), less than 5 acres.	90	53	141
Acres and Parcels Associated with Small parcels.	Parcels <2 acres in size (improved or unimproved)	91	122	211
Acres and Parcels associated with larger, undeveloped parcels.	Includes unimproved parcels, greater than 2 acres with capacity and improved parcels greater than 5 acres with capacity.	340	20	1,563

Source: Maryland Department of Planning

Land Area needed to Fulfill Demand for Development at Densities Consistent with Smart Growth Principles

The City's long term planning supports the State's 12 Visions as provided in Chapter 1. All future development and annexations will be in accordance with Smart Growth principles. The future planned development will be consistent with the density requirements of the State's Priority Funding Areas and, in general, the principles of Smart Growth. Additionally, the future planned development will be in a manner that makes efficient use of the land and public infrastructure.

Public Services and Infrastructure Required to Accommodate Growth within the Corporate Limits and Future Growth Areas**Public Schools**

Harford County Government is charged with the acquisition, development, construction, and funding of public schools within the City and any future growth areas. In addition, Harford County Government determines when a public school has reached its capacity based on provisions adopted within the Adequate Public Facilities provisions of the Harford County Code. The adopted adequacy standard for the Public School system is the achievement of 110 percent of rated capacity (or better) within 5 years. At this time, as indicated in Tables 3-8, 3-9, and 3-10, all Aberdeen elementary, middle, and high schools are below their State-rated capacity.

For the time frame of this plan, the City provides building permit and development activity to Harford County Department of Planning and Zoning for their Annual Growth Report. The City has no control over residential development activity in Harford County (i.e. Beechtree Estates and Hollywoods) that affects Aberdeen school enrollment and capacities.

Harford County Government produces an Annual Growth Report that identifies facilities below the County's adopted minimum standards. The Harford County Annual Growth Report includes information and analysis regarding public schools; water and wastewater systems, and road intersections. This information is provided to the City's Department of Planning and Community Development.

The information provided in Tables 3-8, 3-9, and 3-10 is derived from the Harford County Government Department of Planning and Zoning 2009 Annual Growth Report.

**Table 3-8 Aberdeen/Harford County School Enrollments and Projections
Elementary Schools**

Elementary School Name	State-Rated Capacity	Actual Enrollment 2009-2010	Projected Enrollment 2010-2011	Projected Enrollment 2011-2012
Bakerfield	455	438	434	452
G. Lisby at Hillsdale	432	316	319	321
Hall's Cross Roads	632	415	439	436

**Table 3-9 Aberdeen/Harford County School Enrollments and Projections
Middle School**

Middle School	State-Rated Capacity	Actual Enrollment 2009-2010	Projected Enrollment 2010-2011	Projected Enrollment 2011-2012
Aberdeen	1,444	1,095	1,095	1,086

**Table 3-10 Aberdeen/Harford County School Enrollments and Projections
High School**

High School	State-Rated Capacity	Actual Enrollment 2009-2010	Projected Enrollment 2010-2011	Projected Enrollment 2011-2012
Aberdeen	1,679	1,464	1,464	1,515

Public Library Services

The Aberdeen branch of the Harford County Library is located at 21 Franklin Street, across from the Aberdeen Municipal Center. Harford County Government is charged with the acquisition, development, construction, and funding of public libraries within the City and any future growth areas. At this time, no capital improvement plans have been approved for the expansion of library services at this branch location.

Public Safety, including Emergency Medical Response

The Aberdeen Fire Department has been serving the citizens of Aberdeen and Harford County for over 100 years. The Aberdeen Fire Department is a volunteer organization that provides primary emergency services for approximately 22 square miles and 24,500 people. This includes areas outside of the corporate limits of Aberdeen. The Aberdeen Fire Department has 63 volunteer firefighters, 17 emergency medical volunteer personnel, and 40 part-time paid emergency medical staff. Aberdeen Fire House No. 3 was recently reconstructed and opened for service in June 2010. The Aberdeen Fire Department operates one main station and three firehouses (these are further described in Chapter 5 - Community Facilities Element). Calls for service have increased due to population growth, traffic accidents, and construction activity. The City of Aberdeen, Harford County, and the State of Maryland provides funding to support the Aberdeen Fire Department.

The Aberdeen Police Department consists of 44 patrol officers, full-time dispatchers, and clerical staff. A manpower assessment was completed in January 2009. The assessment recommended a total of 42 officers for patrol needs, including supervisors (corporals and sergeants). The analysis of patrol staffing needs in Aberdeen did not consider issues such as staffing levels needed in specialty functions, alternative response strategies, quality of response to calls for service, current response of back up officers to calls for service, appropriateness of current approaches to back up, overtime required to handle calls for service, overtime provided by grants, or the number of on-duty officers needed to staff special events.

For the purpose of this Plan, no additional officers are needed for patrol. We recognize that the population growth and expanded business activity reflected in this element will require additional police protection in the future. The manpower assessment that was completed in January 2009 recommended an in-depth staffing analysis/allocation plan be conducted every two to three years.

Public Water, Wastewater, and Stormwater Management Facilities

As referenced in Chapter 10 - Water Resource Element, the City provides public water and wastewater service to 4,800 customers and operates a 1.5 million gallons per day (MGD) Water Treatment Plant, with an additional 600,000 gallons per day water capacity totaling 2.1 MGD. The City also operates a 4.0 MGD Wastewater Treatment Plant with associated pumping stations in various locations in the City. For further details on water, wastewater, stormwater management facilities, capacities, and future plans, please refer to Chapter 10 - Water Resource Element.

Public Recreational Facilities

As referenced in Chapter 5 - Community Facilities Element, there is a need to develop a community center and park along Beards Hill Road. The City owns approximately 34 acres located off Beards Hill Road, bounded by I-95 and Carsins Run. The proposed recreational plan for this area is to develop athletic fields, nature trails, a community center for seniors and youth, and associated parking lot. The City is currently working with the Harford County Department

of Parks and Recreation and the State of Maryland's Department of Natural Resources on this project. The City also owns the Aberdeen Swim Center located off Old Robinhood Road. The swim center includes an Olympic size swimming pool, youth pool, picnic area, and playground equipment. The Aberdeen Swim Center is open for public use and is managed by the Boys and Girls Club of Harford County.

Additional community parks will also be recommended for future growth areas of the City.

Anticipated Funding Mechanisms to Support Public Services and Infrastructure

Background

New development in Aberdeen will require additional public safety and emergency services, water and wastewater service area expansions, and recreational facilities. The new Aberdeen High School was completed in 2008, and Aberdeen Fire Station No. 3 was recently reconstructed on MD 22. No further expansions of schools or fire safety facilities are planned at this time. However, based on future development, both will be expanded along with other municipal services as necessary.

Financing Responsibilities

Construction of new public schools in Harford County is funded through general obligation bonds, transfer and recordation fees, State contributions, and funds from current operating revenues. The proposed FY2011 Harford County Capital Budget includes over \$24.8 million in funding for 36 school projects.

In 1993, Harford County began assessing a tax on the transfer of property. Half of the transfer tax revenues are dedicated to school construction funding, while the other half is used to fund land preservation activities. In addition to the transfer tax, Harford County also levies recordation fees to fund improvements in public infrastructure. Recordation revenues go to schools, parks and recreation capital projects, and water and wastewater system debt service. In addition, builders of new residential dwelling units must pay a School Development Impact Fee of between \$1,200 and \$6,000 (depending on the type of residential construction) to Harford County before receiving a building permit, and must also pay for water and wastewater connection fees.

Protection of Sensitive Areas within the Future Growth Areas

Chapter 8 - Sensitive Areas Element, describes the streams, critical areas, wetlands and their buffers, floodplains, habitats of threatened and endangered species, agricultural and forested lands intended for resource protection or conservation, hydrogeology, areas of steep slope, and historical sites in and around the City. Most of these sensitive areas are associated with three major stream valleys: Swan Creek, Cranberry Run, and Gashey's Creek.

Policies to protect those natural resources are further described in the Water Resources and Sensitive Areas Elements of the Plan, as well as the Code of the City of Aberdeen. These policies and ordinances emphasize the concentration of development in environmentally suitable areas to minimize adverse impact to these sensitive areas in and around the City.

Annexation Procedures

Section 235-14, Annexation policy and procedures, of the Aberdeen City Code provides applicants the detailed information, processes, and procedures for review of annexation petitions. The City adopted this Annexation Ordinance in March 2008.

1) Policy. The following principles shall govern annexation:

- a) The City Council may consider and act upon a petition for the annexation of land contiguous and adjacent to the corporate limits of the City in order to promote the health, safety, welfare and economic development of the City.
- b) The annexation may be appropriate when it promotes coordinated planning for the area surrounding the land proposed for annexation, and where it is consistent with the plans for the present and future development of the City, and where it will not result in isolated development inconsistent with surrounding land uses.
- c) The annexation must contribute to the realization and/or furtherance of the goals and objectives of the Comprehensive Plan.
- d) The location relative to existing public facilities and a review of the City's ability to provide public facilities or the potential of alternative non-public facilities to serve the annexation area.
- e) The development of relevant conditions for the protection and benefit of the residents of the City.
- f) The annexation will not result in an adverse fiscal impact upon the City.

2) Procedures. The following procedures shall govern annexation and the zoning of land so annexed.

a) **Petition Filing Contents**

A petition for annexation, prepared in compliance with Section 19 of Article 23A of the Annotated Code of Maryland, shall be filed with the City Clerk, together with fifteen (15) copies of the petition and a nonrefundable fee as established by resolution of the City Council. The City may require additional copies to be provided to the City at its discretion. The petition shall include the following:

- b) Descriptive Data
 - i) A legal description of the property with metes and bounds.
 - ii) Name and address of all members, stockholders, partners, or other individuals having a legal or equitable interest in the entity that owns an interest in the property.
 - iii) The names and addresses of all persons residing in the area to be annexed.
- c) Exhibit
 - i) Showing the legal boundaries of the property, to include complete parcels and all property lines in order to eliminate non-contiguous land that may be annexed in the future.
 - ii) The existing land use conditions (county).
 - iii) Existing County zoning and the petitioner's proposed City zoning.
 - iv) A property tax map.
 - v) An aerial photographic map at an appropriate scale.
 - vi) Topographic map of the property at an appropriate scale.
 - vii) Existing public facilities and improvements.
 - viii) Existing reserved or public areas.
- d) Certification that each owner of real property, both within the area of the proposed annexation and contiguous to the annexation area, has either executed the petition or has been sent by first class mail to the address listed in the assessment records, within ten (10) days of the filing of the petition, a summary in a format provided by the City.
- e) Concept Plan
 - i) Showing the boundary of the area to be annexed.
 - ii) Showing the general location of each proposed land use (residential with type, commercial, open space, etc.) on the property and the percentage of the whole for each use. General location of land uses may be shown as irregular graphic shapes depicting the approximate size and relationship to adjacent land uses.
 - iii) Providing a table listing densities and land use by type, including the area of each.
 - iv) Showing the density of residential development, the maximum and minimum lot sizes, and the anticipated square footage of commercial and industrial buildings.
 - v) Showing existing and proposed arterial and collector streets to the adjoining properties (where applicable) and their relationship to the principal land uses on the site, consistent with the adopted Transportation Element and Major Thoroughfare Plan for the City.
 - vi) Showing existing and proposed major utility lines or facilities and their relationship to the principal land uses on the site.
 - vii) Showing contour lines at a maximum of five (5) foot intervals.
 - viii) Showing significant natural or manmade features on the site and contiguous to the property, as available from current Harford County or other pertinent GIS databases.

- f) Description of municipal services that need to be upgraded, initiated, or extended, together with a recommendation regarding the priority for accomplishing the improvements and a recommendation as to possible sources of funding and recoupment for any capital improvements.
- g) Estimation of the potential revenue that will be generated from the development of the area to be annexed and which will be realized by the City.
- h) Description of the social and economic characteristics of the proposed area to be annexed and the surrounding area.
- i) Identification of existing environmental characteristics (floodplains, wetland delineations, endangered flora and fauna, etc.) of the proposed area to be annexed and the surrounding area with information relating to any environmental impact which annexation and development might have upon these characteristics.
- j) Description of any unique characteristics (i.e., historical, archeological, institutional, etc.) situated in the area to be annexed and a surrounding area within a one (1) mile radius of the area to be annexed, with an analysis of how these characteristics would be impacted by annexation.
- k) A detailed statement as to whether the land uses and densities permitted under the proposed City zoning classification and the land uses for the annexed area and densities permitted under the current Harford County zoning classification are, or are not, substantially different as that term is defined Article 23A, Section 9 of the Annotated Code of Maryland.
- l) Community Informational Meeting (CIM) – within forty-five (45) days of the petition filing date, the Petitioner shall hold a Community Informational Meeting. This meeting will be facilitated by the City Planning staff and held at a public location (library, City Hall, etc.) adequate to serve the expected turnout of residents. The meeting shall be advertised by a posting on the property (ies) at its boundary with a public road, or at the closest public road intersection, and in a news publication of general circulation in the Aberdeen area and published weekly. The Petitioner shall coordinate the attendance of a liaison from the Planning Commission and the City Council. At a minimum, all documents included in the Petitioner's filing shall be made available for review at the CIM. The Petitioner shall submit a summary of comments (meeting minutes) made by the citizens to the City at the CIM at least ten (10) days prior to the scheduled Planning Commission hearing regarding the petition. The Petitioner also shall include a certification that the CIM was advertised.

3) Petition Preliminary Review

Within ninety (90) calendar days following the date of the filing of a petition and all required attachments, the Director of Planning and Community Development shall conduct a preliminary review of the petition with the petitioner(s), or the petitioner's representative,

and the Director of the Department of Public Works. Prior to beginning the review, the Department of Planning and Community Development shall inform the petitioner(s), in writing, of the date when the petition and all required attachments have been provided and accepted. Based upon this review, the Director of Planning and Community Development may direct the petitioner to submit additional information within a thirty-day (30) period or to take other reasonable steps with regard to the petition, including:

- a) Supplementation of the information required to be submitted in the petition.
- b) Provision for a study by an independent consultant selected by the City and the petitioner to evaluate the information submitted in support of the petition and to determine the fiscal impact of the annexation on the City.
- c) Provision for any other studies necessary for the proper consideration of the petition.
- d) Additional mailing, posting or advertising notice requirements.

4) Petition Review by Planning Commission

- a) Upon completion of the Preliminary Review, the Director of Planning and Community Development shall forward the petition package to the Planning Commission no less than ten (10) days prior to the next scheduled Planning Commission meeting. At this time, the Director shall advertise the agenda of the Planning Commission in a news publication of general circulation in the Aberdeen area and published weekly. The Petitioner shall supply ten (10) paper sets and one (1) digital format copy of the completed petition package to the Director prior to this submittal.
- b) The Planning Commission will review the petition for annexation and take public comment during their scheduled meeting.
- c) The Planning Commission shall submit its recommendation to the Council within sixty (60) days of the Planning Commission Meeting.

5) Payment for Processing and Review

- a) Petitioner shall be responsible for payment for all studies required by the Director of Planning and Community Development and reimbursement of all staff and attorney time necessary for review of the petition and all studies.
- b) The staff shall keep time sheets or other invoices to account for the time spent on annexation and the hourly rate of each employee shall be established by the City.

6) Adoption of Annexation Plan

Consistent with Article 23A, Section 19(o)(3)(III) of the Annotated Code of Maryland, as amended from time to time, the Council shall adopt an annexation plan which shall be open to public review and discussion at a public hearing.

7) Public Hearing

- a) When the petitioner has complied with the requirements as specified by the Director of Planning and Community Development following the preliminary review, and the annexation has been prepared and distributed, the City Council shall introduce an annexation resolution, and conduct a public hearing with regard to the proposed annexation at the time and place as shall be established by them.
- b) The hearing shall be conducted and a record of the proceedings shall be preserved in a manner as the City Council prescribes.
- c) A description of the annexation and a notice of the time and place of the hearing shall be published as specified in Article 23A, Section 19(d) of the Annotated Code of Maryland.
- d) At the hearing, the recommendations of any board, commission, or agency shall be considered evidence.

8) Conditions

In acting favorably with regard to the petition, the City Council may include in its resolution such conditions and restrictions as are deemed necessary for the protection of the public interest, furtherance of the health, safety, and welfare of the residents of the City and to secure compliance with any relevant legal standards or requirements.

9) Annexation Agreement

- a) The City may, prior to the City Council voting on the resolution, enter into an annexation agreement with persons and entities that are petitioners in the annexation petition. Only those petitioners that agree to be responsible to the City for performance of contractual or financial commitments, or that promise community benefits are required to be a party to the agreement.
- b) The City Council shall hold a public hearing on the proposed agreement prior to the City's final approval and execution of the agreement and before taking a vote on the annexation resolution. The copies of the proposed agreement shall be made available to the public at City Hall no later than ten (10) calendar days prior to the public hearing.

- c) The effective date of the agreement shall be the date that the approval of the annexation resolution by the City Council becomes final. Upon the annexation resolution becoming final, the agreement shall be binding upon the parties thereto, their heirs, successors, grantees and assigns.
- d) The annexation agreement shall be recorded by the City in the land records of Harford County, Maryland, within thirty (30) days of the date the annexation resolution becomes final.

10) Zoning

In acting favorably with regard to the petition, the City Council shall designate the zoning classification of the annexed land as provided for in this Code and in other applicable laws, ordinances, regulations, and procedures related to zoning of annexed land.

11) Approval or Rejection

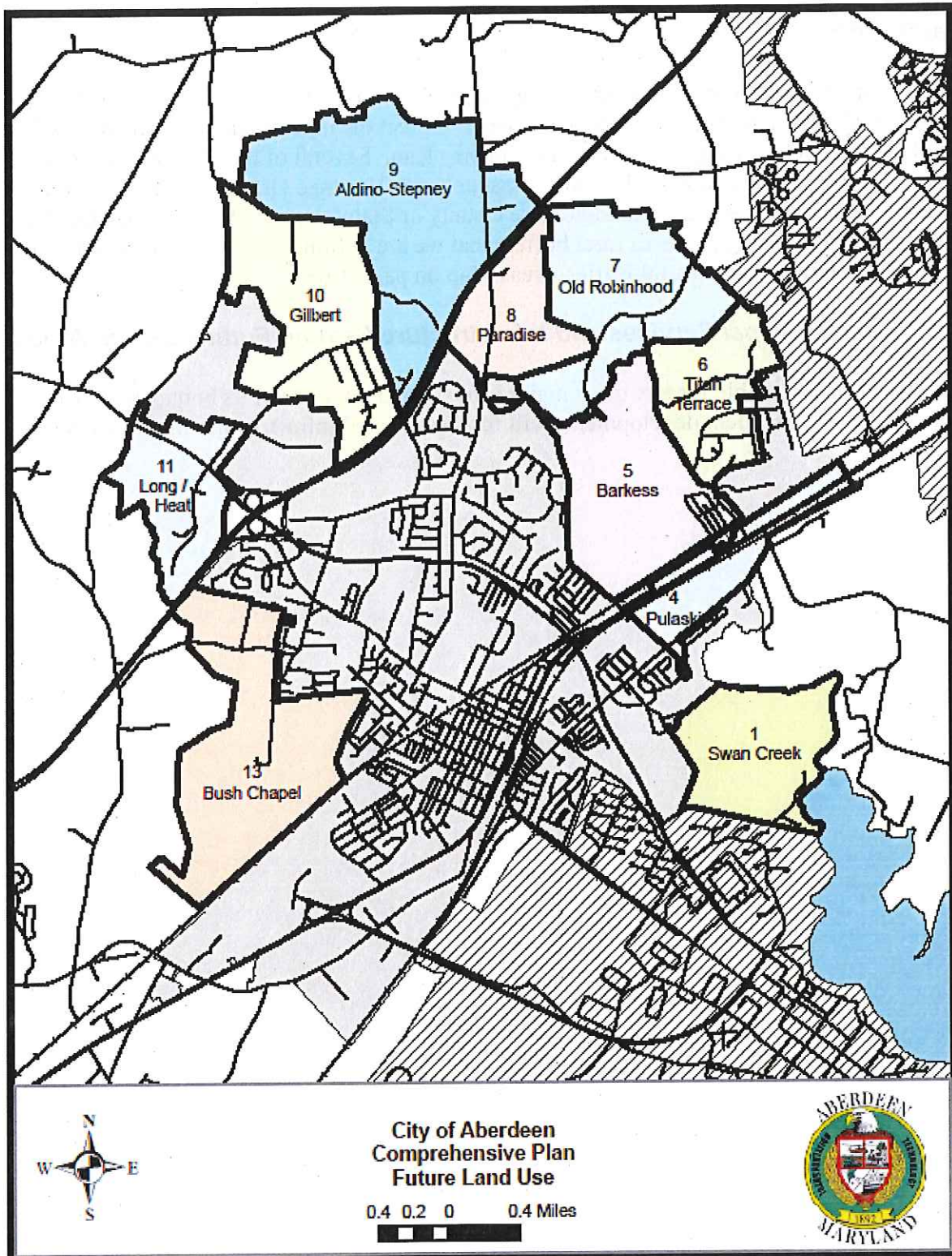
- a) No property shall be annexed except by a favorable vote of a majority of the members of the City Council.
- b) The City Council may reject the petition for any reason or for no reason. The City Council is not required to make any finding of fact in the event it rejects the petition.

12) Other Applicable Law

This procedure is in addition to any other provisions of the City Charter and Code of the City of Aberdeen and of the Annotated Code of Maryland that govern annexation.

The Future Land Use Map provided on page 3-61 provides the areas considered for future growth. For further information on the individual Planning Areas refer to each Planning Area description.

In accordance with House Bill 1141, a copy of the Annexation Plan prepared by the Aberdeen Department of Planning and Community Development is provided to Harford County and the Maryland Department of Planning for review and comment prior to the required public hearing on the matter.



Rural Buffers

The City considered rural buffers in areas that are planned for future growth. Planning Areas 2 Mullins, 3 Oakington, and 12 Grays were chosen to protect the natural features and sensitive areas of Swan Creek, Gashey's Creek, and Cranberry Run. Several of the Planning Areas are proposed for future connection to the Lower Susquehanna Heritage Greenway. The majority of Planning Areas 2 Mullins and 3 Oakington are County or State-owned. We recognize that by preserving these Planning Areas as rural buffers that we are defining the development edge of the City. Please refer to the Rural Buffer Areas Map on page 3-63.

Burdens on Municipal Services and Infrastructure Beyond Future Growth Areas

The City is not responsible for any other major infrastructure outside of its boundaries. All annexations and subsequent developments will fund associated infrastructure improvements.

